SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board of Commissioner's Meeting

Date: April 16, 2026

Time: 12 PM

Mission: To provide quality, safe, and affordable housing; to create opportunities for SHA residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities.

TAB 1. APPROVAL OF MINUTES

- Motion to Approve SHA Board Meeting Minutes Dated March 19, 2026

TAB 2. COMMISSIONER'S COMMITTEE REPORTS

- MOD/DEV Committee
- Finance Committee
- Governance Committee

TAB 3. MANAGEMENT – William J. Simmons

- Yardi Update – Verbal
- Annual Plan Draft
- Asset Management Reports
- Homeownership Report
- NYSDOT – 516 Parking Update

TAB 4. DEVELOPMENT

- Development Update
  - East Adams/CNI
    - Term Sheet
    - Housing Plan
    - Predevelopment
    - Phase Status
    - East Adams Funding
    - Market-Rate Requirement
    - Pioneer Homes Relocation (I-81 Project)
    - In-Flight Projects

TAB 5. FINANCIAL REPORTS

- March YTD Financial Report

TAB 6. RESOLUTIONS

1. Resolution to Approve March Financial Report
2. Resolution Authorizing the Award of a Contract for Pest Management Services
3. Resolution Authorizing the Award of a Contract for Architectural & Engineering (A&E) Services as Needed – RFQ26001
4. Resolution for General Construction Contract AMP75 Scattered Sites Flooring Replacements

TAB 1

SYRACUSE HOUSING AUTHORITY
Building Neighborhoods. Growing Dreams.

Board Commissioner's Board Meeting Minutes
Date: March 19, 2026
Start Time: 12:02 PM
Quorum: 12:02 PM

Mission: To provide quality, safe, and affordable housing; to create opportunities for SHA residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities.

Commissioner Attendees: Chair Ryan Benz – RECUSED (East Adams Transformation Project matters), Vice Chair Chris Montgomery, Commissioner Patricia McBride, Commissioner Milton Martinez, Commissioner Rickey Brown, Commissioner Quwanka Ellerby, Commissioner Doug Reicher

Other: Counsel Brad Hunt of Mackenzie Hughes, Executive Director William Simmons, SHA Staff Members

Chairman Ryan Benz reviewed HUD correspondence regarding a potential conflict of interest.

- HUD confirmed the matter is under review; no determination has been made.
- Legal counsel opinion that no conflict exists under New York law, HUD requirements, or SHA policy.
- Chairman Benz reiterated recusal from all East Adams matters.
- Chairman Benz discussed desire for board to establish an Ethics Review Committee.

Motion made to go into Executive Session to request legal advice 12:47PM: Motion made by Quwanka, 2nd by Christopher Montgomery, motion failed as Board majority voted no.

Approval of Meeting Minutes

Resolution Authorizing Approval of 02/19/2026 Meeting Minutes: Motion made by Rickey Brown, 2nd by Doug Reicher, no objections or further discussion, motion carried.

Committee Reports

Modernization & Development Committee – Melissa Liquori & Christopher Montgomery

Modernization:

- Updates on Benderson Heights bathroom renovations and Scattered Sites flooring.
- James Geddes Row Houses siding and window replacements discussed.
- Ross Towers and James Geddes identified as priority projects.
- Elevator modernization ongoing; certifications pending.
- Completed projects include James Geddes community room and Toomey Abbott entrance.

Finance Committee – Chris Montgomery

- February collections increased to 98.6%.
- Continued challenges with tenant payments across properties (not unique to Freedom Commons).
- Audit near completion; due to HUD by end of March.
- Yardi system conversion progressing; full transition expected May.
- Section 8 costs rising; subsidy per voucher increased.
- Central Village subsidy delay causing $300K–$400K cash flow gap.

- Rising utility costs impacting operating cash.

Management Reports

Occupancy & Management:

- Leasing efforts ongoing; occupancy stable.
- Increased coordination with DSS improving rent collection turnaround.

Housing Choice Voucher Home Ownership Program:

- 35 active participants; 3 recent completions.
- Continued outreach through intake and referrals to homebuyer programs.
- Financial Empowerment Center not yet operational.

Resident & Support Initiatives:

- Money Smart financial literacy program launched (14-week flexible format).
- Partnership with Blueprint 15 and Land Bank to promote financial readiness and homeownership.

Development Update

- SHA confirmed in good standing with HUD; no default on CNI grant.
- All deadlines have been met; final deadline remains September 2032.
- Environmental work completed; design phase upcoming with resident input.
- Eastwood Heights rehabilitation underway; residents temporarily relocated.
- Eastwood Homes project under review for self-development potential.

Financial Report

- Cash flow pressures are due to delayed subsidies and increased energy costs.
- Potential need to utilize reserves if delays persist.
- Improved rent collections compared to prior month.

Resolutions Approved

Resolution to Approve February Financial Report: Motion made by Patricia McBride, 2nd by Milton Martinez, no objections or further discussion, motion carried.

Resolution to Authorize MDA Amendment for East Adams Redevelopment: Motion made by Doug Reicher, 2nd by Rickey Brown, no objections or further discussion, motion carried.

Resolution to Approve Contract for Development Consulting Services: Motion made by Patrica McBride, 2nd by Quwanka Ellerby, no objections or further discussion, motion carried.

Motion made to go into Executive Session to obtain advice of counsel at 12:47PM: Motion made by Christopher Montgomery, 2nd by Doug Reicher, no objections or further discussion, motion carried.

No action taken in Executive Session.

Motion made to exit Executive Session and return to Regular Session at 12:59PM: Motion made by Rickey Brown, 2nd by Doug Reicher, motion carried.

Regular meeting concluded at 1:01PM: Motion by Rickey Brown, 2^{nd} by Patricia McBride, motion carried.

____

Christopher Montgomery, Acting Chairperson (Vice Chair)

ATTESTS:

____

William Simmons, Secretary

TAB 2

SHA
Syracuse Housing Authority
Building Neighborhoods. Growing Dreams.

Modernization, Development & Contracts Committee Meeting
Date: April 09, 2026
Time: 3:00PM

Attendees: Vice Commissioner Christopher Montgomery, Commissioner Doug Riecher, Allyson Carpenter of MBS, and SHA staff members

Modernization Updates

Upcoming Contracts

Benderson Heights Bathroom Renovation

- Bid opened on 4/7/26; no bidders received.
- Project will be re-solicited with revised scope and updated cost estimate to improve interest.

Scattered Sites Flooring Replacements (Phased)

- Bid opened on 4/7/26; two bids received.
- Recommendation to award Zero Draft CNY Inc. for approximately $1.13M (base bid).
- Second bid deemed non-responsive (incomplete and unrealistic pricing).
- MWBE/Section 3 compliance under review; expected to be resolved prior to award.

James Geddes Rowhouses – Siding & Window Replacements (North Block)

- New scope being developed for next phase (approx. 9 buildings).
- Anticipated board approval targeted for May 2026.

Planned Contracts:

- Elevator modernization planning underway based on recent surveys.
- James Geddes identified as priority site; phased approach required due to cost.

Additional planning for:

- James Geddes roof replacements
- Central Village flooring replacements
- Vinette security station upgrades

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Projects Under Contract or In Progress:

AMP 74 – Window & Lintel Replacements

- Windows installed and chimney removed.
- Interior finishing and security mock-ups underway.
- Substantial completion anticipated 4/20/26.

Toomey Abbott Elevator Modernization

- Elevator #4 substantially complete (final finishes pending).
- Elevator #1 in progress; completion anticipated 6/5/26.
- Elevators #2 and #3 to follow concurrently.
- Project trending ahead of schedule; overall completion target September 2026.

Procurement Updates

- RFP – Pest Management Services:
  - Three proposals received; recommendation to award to Bugs Be Gone as best value.
  - Resolution to be presented at next board meeting.
- RFQ – Architectural & Engineering Services:
  - 10 submissions received; currently under evaluation, recommendation to be brought to board for award
  - Intended to expand on-call pool for faster response to needs.

Development Updates

Development Pipeline – Estimated Closings, subject to change depending on conditions.

- Phase 3: Estimated closing by end of 2026.
- Phases 4, 6, and 8: Anticipated 2027 closings (brownfield sites).

Additional Development Planning

- East Adams redevelopment progressing; term sheet fully executed.
- Pre-development activities initiated for multiple phases.
- Almus Olver Towers renovation over 50% complete; project on track.
- Latimer Terrace demolition nearing completion.
- Funding challenges noted (loss of grants and uncertainty around county contribution).
- Market-rate housing funding strategy under development using tax credit equity.

- Eastwood Heights:
  - First cohort of residents (5 households) expected to return within the month.
  - Units nearing completion; positive feedback on finishes.
- Long-term planning discussions include potential new office development and evaluation of current building use.
- Eastwood Homes – discussion surrounding potential to self-develop of Eastwood Homes

Other Business

- Operational impacts due to NYSDOT construction:
  - Loss of parking at 516 building and Toomey Abbott.
  - Temporary relocation of staff parking implemented.
  - Ongoing coordination with DOT; communication challenges with NYSDOT contractor noted.
- Annual Plan:
  - Presented for upcoming board approval and HUD submission.
  - Public hearing completed with no requested changes.

Adjourned @ approximately 3:40 PM

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SHA - Finance Committee Meeting Minutes
Date: April 13, 2026
Time: 10:00AM

Location: Conference Room

Attendees: Christopher Montgomery and SHA staff members

Occupancy & Operations

- Overall occupancy is just under 94%, with some units still offline due to redevelopment and VAPC turnover.
- Pioneer Homes is impacted by tenant relocation related to the Route 81/East Adams project.
- Eastwood Heights renovations are underway; initial tenant relocations have occurred, with returns expected soon.
- Leonard Buildings occupancy is improving and beginning to stabilize.
- Accounts payable backlog, particularly utility bills (UGI and Constellation), is improving but continues to strain cash flow.
- Utility expenses remain unusually high, contributing to financial pressure.

Financials & Collections

- March collections exceeded expectations at just under 105%, outperforming typical benchmarks.
- Year-to-date collections are near 95%, aligning with internal targets.
- Central Village subsidy (approx. $890,000) has been approved for January–June, improving revenue outlook.
- Section 8 administrative fee revenue is below budget due to fewer voucher availability and federal prorations.
- Accounts receivable processes are improving, though system limitations (Excel-based tracking) remain a concern. Should improve upon implementation and full utilization of Yardi.

Cash Position & Investments

- The agency maintains strong cash reserves, though portion is restricted for development projects.
- Anticipated $3.6 million DOT funding will further strengthen liquidity.

Audits & System Conversion

- The 2025 audit resulted in a clean opinion but identified material weaknesses in internal controls and accounting processes. Auditor to present at next board meeting.
- Key issues due to reliance on Excel, staffing shortages in accounting, and errors in (pension and post retirement) entries and Section 8 reporting.

- Future work may be outsourced to BDO or other accounting firm.
- Yardi system conversion is on track, with go-live scheduled for May 5; temporary disruptions expected during transition.

Budget & Expenses

- Section 8 revenue shortfalls are driven by lower voucher counts than projected.
- Public housing operations are stable, supported by strong collections and management fee adjustments.
- Unexpected utility costs remain a major expense concern.
- Some expense allocations still require correction before month-end close.

Property Updates

- Toomey Abbott, James Geddes, and Ross Towers are performing well; Vinette continues to struggle due to funding equation.
- Central Village performance is expected to improve with restored subsidy.
- Eastwood Homes and Freedom Commons are financially strong, though capital improvements are needed.
- Latimer Terrace demolition is nearing completion, with deadlines expected to be met.

Adjourned
@ 10:29AM

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SHA - Governance Committee Meeting Minutes

Date: April 2, 2026
Time: 2:00PM

Attendees: Patricia McBride, Ryan Benz, Christopher Montgomery, Rickey Brown and SHA staff members.

- The meeting concluded without discussion

Meeting Adjourned

@2:02pm

TAB 3

Syracuse Housing Authority
FY2026 Annual Plan

Status: Created

Annual PHA Plan ***(Standard PHAs and Troubled PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** **-** A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** **-** A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** **-** A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** **-** A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** **-** A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** **-** A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**

A.1

PHA Name: **Syracuse Housing Authority** **PHA Code:** **NY001**

PHA Type: ☑ Standard PHA ☐ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **07/2026**

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units **2077** **Number of Housing Choice Vouchers (HCVs)** **3952**

Total Combined Units/Vouchers **6029**

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: Copies of the Annual Plan are available at the main Administrative Offices at 516 Burt Street, Syracuse, NY 13202 and at Property Management Offices located at 924 S. McBride Street, Syracuse, NY 13202; 1207 Almond Street, Syracuse, NY 13210; 312 Gifford Street, Syracuse, NY 13204; 947 Pond Street, Syracuse, NY 13208; and 710 Lodi Street, Syracuse, NY 13203

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	**PHA Code**	**Program(s) in the Consortia**	**Program(s) not in the Consortia**	**No. of Units in Each Program**	
				PH	**HCV**

B.	**Plan Elements**

B.1 **Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

	Y N ☑ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☑ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☑ ☐ Financial Resources. ☐ ☑ Rent Determination. ☑ ☐ Operation and Management. ☐ ☑ Grievance Procedures. ☐ ☑ Homeownership Programs. ☐ ☑ Community Service and Self-Sufficiency Programs. ☐ ☑ Safety and Crime Prevention. ☐ ☑ Pet Policy. ☐ ☑ Asset Management. ☐ ☑ Substantial Deviation. ☐ ☑ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): **Statement of Housing Needs and Strategy for Addressing Housing Needs.** SHA updated to show more current current data from our waiting lists, the "CHAS" dataset, as well as the Housing Needs portion of the City of Syracuse Consolidated Plan, and Syracuse Housing Strategy to reflect market conditions **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** ACOP and Admin Plan are being reviewed and updated to for RAD compliance **Financial Resources.** Statement of Financial Resources - SHA updated to show current fiscal year rent and subsidy amounts **Operation and Management.** Organizational Chart being reviewed for possible updates for better alignment as we undergo RAD and redevelopment (c) The PHA must submit its Deconcentration Policy for Field Office review. **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** See attached file titled ny001a01
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☑ ☐ Choice Neighborhoods Grants. ☑ ☐ Modernization or Development. ☑ ☐ Demolition and/or Disposition. ☐ ☑ Designated Housing for Elderly and/or Disabled Families. ☑ ☐ Conversion of Public Housing to Tenant-Based Assistance. ☑ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☑ Occupancy by Over-Income Families. ☐ ☑ Occupancy by Police Officers. ☐ ☑ Non-Smoking Policies. ☑ ☐ Project-Based Vouchers. ☑ ☐ Units with Approved Vacancies for Modernization. ☑ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of

	project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. **Choice Neighborhoods Grants.** See attached file titled ny001b201 **Modernization or Development.** See attached file titled ny001b201 **Demolition and/or Disposition.** See attached file titled ny001b201 **Conversion of Public Housing to Tenant-Based Assistance.** See attached file titled ny001b201 **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.** See attached file titled ny001b201 **Project-Based Vouchers.** See attached file titled ny001b201 **Units with Approved Vacancies for Modernization.** See attached file titled ny001b201 **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).** See attached file titled ny001b201
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. **SHA's Strategic Plan lays out goals and objectives for running an efficient Housing Authority. All members of Senior Management have monthly meetings to provide status updates on their respective Plan areas. The goals indicated in SHA's Five-Year and Annual Plan are a part of this, and all are on target. Further, the Syracuse Housing Authority continues with its very successful Section 8 Homeownership Program. SHA continues to partner with Home Headquarters, Inc. to assist in the home-buying education and support programs which are necessary to move individuals from the rental to the homeownership arena. This program will continue to be a strong part of the Section 8 FSS coordination as well. In addition, SHA has expanded its FSS program to its Public Housing residents and has officially begun enrolling its first participants in the FSS program on the Public Housing side. The Syracuse Housing Authority Section 8 program is also looking at partnering with local non-profit housing developers in the use of Section 8 Project Based vouchers for new construction as well as rehabilitation of existing units to address the City's need for affordable housing. To address the vast need for larger affordable units in Syracuse, SHA continues to offer Requests for Proposals for Project Based Vouchers to afford other low-income housing developers a much-needed tool for housing development applications. Through our Resident Support Services Department, we provide a multitude of resources to assist our tenants in becoming self-sufficient. Some of these resources focus on Financial Literacy like household budgeting, Lease Compliance topics such as Job Skills Training like GED programs, Child and Youth Development Programs such as computer access and college scholarships, and Health and Wellness such as nutrition and cooking classes and community gardens. RSS has also been assisting with the resident information sessions regarding the redevelopment efforts and will continue to provide assistance to residents in the affected developments in the relocation process. These programs have been very beneficial to our tenants. SHA's system conversion from TenMast/MRI over to YARDI is almost complete. Staff have been progressing through trainings and a "go-dark period" where data from the current system will be migrated over to the new YARDI system is set to begin soon. It is anticipated that this system will allow us to provide services to our residents in a better and more efficient way. With the upcoming redevelopment and rehabilitation of Eastwood Heights, the conversion of Almus Olver Towers, as well as the East Adams Street Neighborhood Transformation Plan, SHA continues to provide additional affordable and accessible housing units back to the current housing stock in the area.**
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

	See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 1/29/2026.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☑ N ☐ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements.
C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☑

	(b) If yes, please describe:

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *NY001-Syracuse Housing Authority Form HUD-50075-ST (Form ID - 7561) printed by Alissa Italiano in HUD Secure Systems/Public Housing Portal at 04/09/2026 02:10PM EST*

SYRACUSE HOUSING AUTHORITY

ny001a01

Syracuse Housing Authority

DECONCENTRATION OF POVERTY POLICY

"It is the Syracuse Housing Authority's policy to provide for the deconcentration of poverty and to encourage income mixing within its federal housing developments. To effect this policy, higher income families will be brought into lower income developments, and lower income families will be brought into higher income developments. The Syracuse Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments, and higher income applicants will not be steered toward higher income developments."

1.0 PROCESS

In implementing this policy, the Syracuse Housing Authority's process will be detailed.

1.1 This only applies to the waiting list. It is only a mechanism to jump the waiting list. It does not apply to transfers.

1.2 If a vacancy occurs in a development, the building that the vacant is in will be looked at and a decision will be made whether a prospect on the waiting needs to have a higher-income than the development-wide average, or a lower-income.

1.3 When that decision is made, then the next suitable applicant with a higher or lower income is skipped to on the waiting list.

1.4 When more than one unit becomes vacant at a time in a building, then the process must take place one unit at a time. The filling of the first unit may alter the balance of incomes and dictate a different jumping of the list for the filling of the second unit.

RESOLUTION
TO APPROVE

DECONCENTRATION OF POVERTY POLICY

WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 requires a prohibition of the "concentration of very low-income families in public dwelling units in certain public housing projects or certain building within projects," and

WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 also requires "a public housing agency shall submit with its annual public housing agency plan under section 5A an admissions policy designed to provide for deconcentration of poverty and income-mixing by bringing higher –income residents into lower income projects, and lower income tenants into higher income projects," and

WHEREAS, the Syracuse Housing Authority would like to add to its Admission and Occupancy Policy under Part Two, Section I:

> "It is the Syracuse Housing Authority's policy to provide for the deconcentration of poverty and to encourage income mixing within its federal housing developments. To effect this policy, higher income families will be brought into lower income developments, and lower income families will be brought into higher income developments. The Syracuse Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments, and higher income applicants will not be steered toward higher income developments."

NOW, THEREFORE IT BE RESOLVED, that the Syracuse Housing Authority Board of Commissioners does hereby certify that the Syracuse Housing Authority, by the addition of the aforementioned policy statement to the Admissions and Occupancy Policy, is in compliance with the statutory requirements set forth in Section 513(a) of the Quality Housing and Work Responsibility Act of 1998, and the regulatory requirement set forth in the HUD Notice, February 18, 1999, Quality Housing and Work Responsibility Act of 1998; Initial Guidance Notice.

Vito Sciscioli
Chairman

January 27, 2000

SYRACUSE HOUSING AUTHORITY

ny001b201

B.2 New Activities.

(b)

Development Update
MM – see attachment titled ny001mm01 below

Also included in the redevelopment area are SHA's central office and main stockroom, the latter of which is being taken as part of the I-81 viaduct project with relocation funds being provided. As a result, SHA has downsized and relocated its main stockroom from its previous location near the central office to a location at its grounds and garage facility. Multiple smaller stockrooms were also placed within the AMP's, without taking any units offline to accommodate these stockrooms.

As for SHA's central office building, with the viaduct project needing to take more of the property right up to our front entrance, as well as the current building and systems being at the end of their useful life, our current central office building will be left unfeasible and is unsustainable. As such, SHA had been working on relocating to a new central office building with plans that would include space for our Housing Choice Voucher program staff. However, SHA has recently received notification that we will be losing our primary and only accessible entrance to the building in mid-April. With this notification, a majority of central office staff will now have to temporarily relocate during the demolition phase of the viaduct project. For those who are relocating, the current staff relocation plans are still to temporarily distribute staff out to other offices and/or work from home during this time period. SHA does not anticipate the need to take any units offline to accommodate any potential temporary staff offices.

SHA previously entered into a development agreement for the rehabilitation of Eastwood Heights, an affordable, elderly development with 49 units each subsidized with vouchers, that SHA managed for the City of Syracuse. SHA was awarded tax credits and has obtained the necessary site control from the City of Syracuse so work on the property can begin in an effort to maintain the affordability of the property as well as to add approximately 4 more affordable units to the property. The property is also in need of many repairs and updates.

SHA was awarded a Congressional Earmark for Community Project funding for our East Adams Transformation Plan area (East Adams Street Neighborhood) for Phases 4-6 for pre-development, demo and site prep.

SHA was previously awarded a reimbursable type of grant through HAI Group's Loss Prevention Fund to funds to upgrade, integrate, and better secure our building entrances at multiple properties. Work on this project is nearing completion with only two properties remaining.

SHA, as lead applicant, was awarded a Choice Neighborhood Implementation grant, the first ever awarded in New York State, to help revitalize and provide more diverse housing options and greater educational, economic, and health opportunities for current and future residents in the East Adams Street Neighborhood Transformation Plan area (East Adams Street Neighborhood).

SHA was awarded an Emergency Safety and Security Grant to assist in the purchase and installation of interior security cameras at James Geddes high-rises (NY001000073) and intends to apply for another Emergency Safety and Security Grant for the same purpose but for installation at Ross Towers high-rise (NY001000077).

During the redevelopment process in the East Adams Street Neighborhood, it is likely some units in AMP 71 (NY001000071) may be requested to be placed into approved vacancy status and/or request demo/dispo. These would be in addition to all 188 units in Almus Olver Tower that have already been removed and the 41 units in McKinney Manor currently in the demo/dispo-draft stage.

Given the scale of all SHA's redevelopment efforts, it's possible that requests to place units into an approved vacancy status and/or demo/dispo may also be submitted at each of our other AMPs: AMP 70 (NY001000070), AMP 72 (NY001000072), AMP 73 (NY001000073), AMP 74 (NY001000074), AMP 75 (NY001000075), and AMP 77 (NY001000077).

SYRACUSE HOUSING AUTHORITY

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SYRACUSE HOUSING AUTHORITY

Key Highlights

- **More than 500 housing units are actively under development or rehabilitation**, representing a major milestone in SHA's long-term portfolio repositioning strategy.
- **East Adams Phase I (McKinney Manor)** is transitioning into **construction mobilization**, marking the first delivery phase of the HUD Choice Neighborhoods Implementation (CNI) program.
- **East Adams Phase II (State & Burt senior housing)** is also transitioning into construction mobilization, advancing SHA's commitment to service-enriched senior housing.
- **Almus Olver Tower (AOT) rehabilitation is underway**:
  - A Wing construction is complete, and residents have successfully moved back into modernized units.
  - B Wing has been vacated and construction is now in progress.
- **Eastwood Heights rehabilitation** is scheduled to **close in February 2026**, with first resident relocations and construction phasing beginning in March.
- **$850,000** in federal funding has been awarded through our **FY26 Community Project Funding Request for East Adams Transformation Plan** by Senator Mannion.
- **Neighborhood CCI approval:** HUD has issued verbal Neighborhood Conceptual Approval under the Choice Neighborhoods Initiative for the Children's Rising Center.

Key Issues for Board Awareness

- **Latimer Terrace Demolition**
  - Demolition is nearly complete.
  - A deadline extension has been granted by the City, and a formal amendment to the related agreement is currently being negotiated to reflect revised sequencing.
- **County Funding for East Adams**
  - The County's participation is now being discussed as **in-kind support rather than a monetary contribution**.
  - This raises potential concerns regarding **HUD match requirements and** implementation logistics.
  - Staff are preparing follow-up communications to clarify and resolve the issue.
- **East Adams Phasing & Future Development**
  - Sequencing of Phases III and IV is under active review to align relocation timing, environmental approvals, and financing readiness.
  - Decisions made in the coming months will affect schedule certainty and financial exposure for future phases.

- **Negotiations with McCormack Baron Salazar (MBS)**

    - SHA continues negotiations related to future phase roles, responsibilities, and predevelopment activities.
    - These discussions are directly tied to SHA's long term goals of ownership and management.
- **Environmental Review & Brownfield Strategy**
    - Expanded Brownfield eligibility significantly improves project feasibility and equity potential.
- **Voluntary Relocation – I-81 Viaduct Project**
    - SHA is offering **voluntary relocation options** to Pioneer Homes residents affected by future viaduct removal.
    - Staff are evaluating potential implications for **Section 18 strategy**, voucher utilization, and long-term subsidy funding while ensuring URA and HUD compliance.

Syracuse Housing Authority | Development Update

The Syracuse Housing Authority (SHA) continues to advance implementation of the East Adams Transformation Plan—a multi-phase, mixed-income redevelopment effort supported by the HUD Choice Neighborhoods Implementation (CNI) Grant, State housing finance, and local infrastructure funding.

This coordinated initiative replaces obsolete public housing with **new, high-quality, mixed-income communities**, while reinvesting in SHA's broader portfolio through rehabilitation, energy modernization, and repositioning of its public housing properties.

SHA's redevelopment strategy prioritizes:

- **Resident stability and opportunity**, supported through coordinated relocation, case management, and partnership with Urban Strategies, Inc.
- **Long-term affordability and sustainability**
- **Multi-level intergovernmental collaboration** with the City of Syracuse, New York State Homes & Community Renewal (HCR), Empire State Development (ESD), and Onondaga County.
- **Replacement housing commitments** for existing McKinney Manor and Pioneer Homes residents under HUD and CNI.

SHA's current redevelopment and repositioning activities encompass four major projects:

1. **East Adams Phase I (Angelou Terrace / McKinney Manor)** – Mixed-income family new construction; currently mobilizing for construction start.
2. **East Adams Phase II (Vacant Lot on State & Burt)** – New affordable housing for seniors; closing December 2025.
3. **Almus Olver Tower (AOT) Rehabilitation (300 Burt St)**– Preservation of 191 affordable units
4. **Eastwood Heights Rehabilitation** – *Preservation of 53 affordable units*

Collectively, these efforts mark a major step in SHA's **portfolio repositioning strategy**, transforming legacy public housing into a resilient, sustainable, and inclusive housing community for current and future residents.

SYRACUSE HOUSING AUTHORITY

Eastwood Heights Rehabilitation

Senior & Family LIHTC Rehabilitation – 53 Units
Eastwood Heights is a substantial rehabilitation project preserving 53 deeply affordable units on the Eastwood Heights site. The project follows the successful **land exchange with the City on October 28, 2025**, transferring Eastwood Heights land to SHA and transferring Latimer Terrace to the City to support East Adams Phase I.
Rehabilitation will address interior systems, roofs, accessibility, life-safety upgrades, and energy modernization.

Parties

- **Owner/Sponsor:** Eastwood Heights Housing LLC
- **Property Manager:** Syracuse Housing Authority
- **Architect:** *SWBR*
- **Contractor:** *Pike*
- **Supportive Services:** SHA Resident Support Services and Neighborhood Engagement

Program Summary

- **53 affordable units**:
  - 6 units @ 30% AMI
  - 38 units @ 50% AMI
  - 1 unit @ 90% AMI
  - 8 PBV units
- Building systems modernization, Energy efficiency upgrades, Interior rehabilitation, flooring, kitchens, baths, Site improvements and accessibility corrections

Financing

- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC): $25.74 million**

Key Highlights

- **Land Exchange:** Completed October 28, 2025, enabling Phase I demolition at Latimer Terrace
- **Amendment regarding demolition schedule being negotiated**
- **Demolition:** Latimer Terrace demolition and debris removal underway; utility removals to follow
- **Construction Mobilization:** Immediately after bond closing
- **Resident Relocation:** Moves scheduled to begin **March 2026** following completion of temporary units and rehab phasing plan
- **Financial Closing:** February 2026
- **Construction Period:** Preliminary work has begun

SYRACUSE HOUSING AUTHORITY

Schedule & Move Sequencing

- **Cohort A move-outs (first stack)**
- GC target access: **Mon, March 9** (Cohort A units vacant before GC start).
- Planned move-out days: **Wed March 4, Thu March 5, Fri March 6** (targeting ~**2 units/day**, 6 total).
- **Cohort phasing cadence (high level)**
- Next move-outs after Cohort A are **end of March** (Cohort B: **March 30, 31, April 1** discussed).
- Residents are typically out **~6 weeks**; **two cohorts out at any given time**.
- Move-backs likely begin **toward end of April**; after A and B cycles, move-ins and move-outs begin to overlap more efficiently.
- **Notices:** 30-day notices issued with a **range** for March 4–6. Most residents have signed; one confirmed receipt by email.

AOT – Almus Olver Tower Rehabilitation (RAD Conversion)

The 191-unit senior tower at 300 Burt Street will undergo full modernization under RAD conversion and LIHTC rehab financing to preserve affordable housing for seniors and disabled residents. The scope includes **full geothermal system installation, façade restoration, window replacement, and accessibility upgrades** while maintaining in-place occupancy through phased work.
HUD has approved the RAD conversion.

- **Owner:** Almus Olver Tower, L.P.
- **Manager:** McCormack Baron Management (SHA sub-management)
- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC):** $107 M

- **Construction Start:** underway
- **Relocation:** Supported by SHA's RSS and HOU during phased rehabilitation
- **A wing renovation of the A wing is complete!**
  - 38 households moved into the A wing
    - Residents received relocation support from SHA and HOU
    - Educating residents on new key fob systems, appliances and heat in their units
- **B wing has been vacated**
- **AOT Training Center**
- **Committee being formed**
  - 🎓 **EAST ADAMS TRAINING CENTER.docx**
  - **A100 & A101 Ground & First Floor Plans - SHA**

SYRACUSE HOUSING AUTHORITY

East Adams Phase I – McKinney Manor

Phase I is the first new-construction phase of the East Adams neighborhood introducing **132 mixed-income units** across townhomes and mid-rise multifamily buildings at **100 Angelou Terrace**.

Parties:

- **Owner:** East Adams Phase I, L.P. (SHA as **Managing Partner**)
- **Property Manager:** Rochester's Cornerstone Group
- **Architect:** Hord Coplan Macht
- **Contractor:** Hueber-Bruer Construction
- **Supportive Services:** Urban Strategies, Inc. (coordination with SHA RSS Dept)

Program Summary

- **63 replacement units** (≤ 60% AMI) for McKinney Manor and Pioneer Homes residents
    - **55 LIHTC units** (≤ 60% AMI)
    - **15 market-rate units**
- **132 mixed-income units** (117 ≤ 60% AMI / 15 market-rate)
- Geothermal heating and high-efficiency building systems
- Minority business incubator, fitness center, and Urban Strategies offices.

Financing & Ownership

- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC): ≈ $95 million**

Key Highlights

- **Demolition:**
    - Angelou Terrace and Chavez Terrace clearance is complete.
    - Latimer Terrace demolition has begun
- **Construction Mobilization:** scheduled for **March 2026**.
- **Placed in Service:** April 1, 2026

SYRACUSE HOUSING AUTHORITY

East Adams Phase II - vacant parcel State & Burt

Phase II will deliver **125 new senior apartments** on the vacant parcel at State & Burt, building on HUD's approval of the updated Housing Plan in **March 2025**. This phase advances SHA's commitment to providing high-quality, service-enriched housing for older adults and includes PBV & LIHTC units designed to support long-term affordability and aging in place.

Parties

- **Owner:** East Adams Phase II, L.P.
- **Investor:** U.S. Bancorp Community Development Corporation (USBCDC)
- **Property Manager:** Rochester's Cornerstone Group
- **Developer Partners:** SHA & McCormack Baron Salazar
- **Supportive Services:** Urban Strategies, Inc. (coordination with SHA Housing Stability Team)

Program Summary

- **125 senior units**, deeply affordable through PBV, LIHTC, and SLIHC
- Full ADA accessibility and aging-in-place design standards
- Energy-efficient systems consistent with State sustainability requirements
- Community room, fitness/wellness space, outdoor patio, supportive services offices

Financing:

- **TDC:** $99.8M
- **Bond Closing:** Dec 18

Next Milestones

- **Construction Start:** January 2026
- **Placed in Service:** 5/1/2028

SYRACUSE HOUSING AUTHORITY

East Adams Future Phases

East Adams Phases

Phases III, VII, IV and VI represent the next stages of the East Adams Transformation Plan, completing the redevelopment of McKinney Manor and the beginning of the redevelopment of Pioneer Homes.

SHA and partners are working through the sequencing strategy of the phases to expedite the redevelopment schedule.

Phase III and VIII are anticipated to close by the end of the year
Phase IV and VI are anticipated to close by March 2027

Schedule & Coordination

Development Proposal & Relocation Sequencing:
Relocation planning will be closely aligned with the **HUD Development Proposal submission** to ensure that resident relocations are complete prior to the financial closing while maintaining compliance with CNI and Uniform Relocation Act requirements.

Environmental Review (NEPA & SEQR)

- **Status:** MBS is preparing the **draft NEPA Environmental Assessment (EA)**
- **Brownfield Qualification:** Updated environmental testing indicates that **9 of 12 redevelopment sites** may now qualify as **Brownfield sites** (an increase from the 3–4 initially identified).
    - This significantly expands eligibility for **Brownfield Tax Credits (BTCs)**, potentially improving equity pricing and project feasibility.
    - SHA and MBS will develop a coordinated **public communication and DEC engagement strategy** to manage community expectations and mitigate environmental perception risks.
- **Phase III: City has indicated that all phase SEQR is required for Site Plan approval**
- **Next Steps:**
    - Schedule joint meeting with **NYS Department of Environmental Conservation (DEC)** to discuss phase-wide cleanup planning and confirm BTC qualification standards.
    - Once NEPA/SEQR documentation is finalized, SHA will begin coordinating HUD **Finding of No Significant Impact (FONSI)** publication and submission for review.

SYRACUSE HOUSING AUTHORITY

PREDEVELOPMENT

- **Draft Budgets:**
  SHA has received preliminary **predevelopment budgets** for Phases III and IV prepared by MBS and a schedule for Phase III
- **Predevelopment Loan Agreements:**
  - SHA has transmitted **draft predevelopment loan agreement templates** (based on the executed Phase I and II documents) for review and adaptation to Phases III and IV.
  - These agreements outline terms for early design, environmental, and financing activities and will require **Board approval** before execution.
  - SHA and MBS are continuing negotiations.

FINANCING

FY26 COMMUNITY PROJECT FUNDING REQUEST – EAST ADAMS TRANSFORMATION PLAN

SHA submitted a FY26 Community Project Funding (CPF) request to Congressman John Mannion seeking $17,080,498 to support Phases 4–6 of the East Adams Transformation Plan in Syracuse, New York

- **Transportation, Housing and Urban Development (THUD)**
- **HUD Community Development Fund – Economic Development Initiatives (EDI)**

Funding Request & Use: The CPF request would fund **predevelopment, demolition, and site preparation** necessary to advance Phases 4–6 and maintain momentum aligned with the I-81 Viaduct Project. The funds are allocated as follows:

- **Predevelopment (Architecture, Engineering/Survey, Environmental): $10.68M**
- **Demolition & Site Preparation: $6.40M**
- **Total CPF Request: $17.08M**

Leveraged Investments: The CPF request builds on substantial existing commitments, including:

- **$50M HUD Choice Neighborhoods Implementation Grant**
- **$30M USDOT Reconnecting Communities & Neighborhoods grant**
- **$24M City of Syracuse public space investment**
- **$10M New York State infrastructure funding**
- Significant HCR, county, and philanthropic resources
  Total all-phase project costs are estimated at **$1.1 billion**

COUNTY COMMITMENT

The County's $7 million commitment for the CNI phases has been reclassified by the county "in-kind support" rather than a monetary contribution.

- **Concern raised:** for **housing**, a local government generally can't count "in-kind" the same way (and the County's original commitment was described as **monetary** and made directly to HUD).

- **Risk flagged:** if the County is backing away from a monetary match, that may require formal notification/mitigation for HUD match requirements and could complicate implementation (and practical site/contractor logistics if the County tries to do "in-kind" work onsite).
- **Next step:** SHA to draft communication to the County (with City looped in) to clarify commitment and resolve the mismatch.

CNI PROGRAM SCHEDULE & PROJECT MANAGEMENT

- East Adams Program Schedule 09.2025.xlsx
- **Neighborhood:** City to update Neighborhood Schedule
- **Housing:**
  Insert Permitting Process timeline into CNI Program Schedule – City is working on;
  PUBLIC INFRASTRUCTURE BUDGETING: City has a meeting with engineering early next week; updates to follow at the next partner meeting.
  - Past phases did not receive county support
  - Per Cimone SHA and MBS will lead bringing in County funding (10.27.25)
  - Insert County and City Budget cycles into critical path schedule – City is working on - Paused for now

CHOICE GRANT
Neighborhood Plan / CCI (Critical Community Improvements)

- The CCI plan was submitted; **HUD** provided **verbal approval** a couple weeks earlier, but the **formal letter** had not yet been received.
- Conceptual Approval Letter: Due Diligence Items
- Formal Approval: **no CCI funds will be committed/spent** until formal approval and required due diligence items are cleared.
- **Mural Project:**

RELOCATION PLANNING

- **Updated Plan:** The **SHA Relocation Plan** has been updated to reflect phased sequencing for Pioneer Homes and adjacent residents affected by Phases III and IV.
  - The plan ensures adequate relocation capacity, prioritizes right-to-return commitments, and coordinates closely with **Urban Strategies, Inc. (USI)** to align relocation timing with construction milestones.
- **Housing Stability & People Plan Integration:**
  SHA is proactively identifying and assessing resident households in advance of USI's formal outreach to ensure continuity under the **CNI People Plan**. This proactive engagement supports early case management, avoids relocation bottlenecks, and reinforces SHA's **Housing Stability Plan**

SYRACUSE HOUSING AUTHORITY

PIONEER HOMES VOLUNTARY RELOCATION PLAN – I-81 VIADUCT PROJECT

SHA is requesting legal guidance regarding the **regulatory, subsidy, and Section 18 implications** of a potential period of **extended, intentional vacancy** affecting **Phase 9 and Phase 10 public housing units at Pioneer Homes**. The anticipated vacancy would result from **early, voluntary resident relocation** offered in connection with the I-81 viaduct deconstruction and would occur **several years in advance of the approved redevelopment schedule**.

Background
Beginning in **2027 (potentially shifting to 2028)**, the New York State Department of Transportation (NYSDOT) is expected to commence removal of the I-81 viaduct adjacent to Pioneer Homes. While NYSDOT mitigation measures mean **mandatory relocation is not required**, SHA is proactively offering residents the opportunity to **relocate voluntarily** to minimize disruption from prolonged construction activity.
HUD has awarded SHA **$5 million in Housing Choice Vouchers**, which SHA has elected to use to support voluntary relocation for residents who choose voucher assistance. In parallel, SHA is holding vacancies within its existing portfolio for residents who prefer to transfer to **SHA-owned or SHA-managed units**.

The affected **144 households** are located in future redevelopment **Phases 9 and 11**, which are not scheduled for redevelopment until approximately **2030–2031**. SHA has focused outreach on the households closest to the viaduct—**Dyer, Tyler, and Stewart Courts**—to understand resident preferences and inform planning.

Key Facts

- Relocations are **voluntary**, not state-mandated, and are occurring **several years in advance** of formal redevelopment of the impacted phases.
- Residents have been clearly informed that they **retain the right to return** to their original units when redevelopment occurs.
- Because the moves are voluntary and not tied to an approved demolition or disposition action, **90-day URA notices were not issued**.
- Initially, it was contemplated that residents vacating units adjacent to I-81 could return to their original units **after viaduct deconstruction and prior to redevelopment**, if they chose to do so.
- HUD has **verbally indicated (as of November 24)** that **Choice Neighborhoods Initiative (CNI) funds may be used** to support moving costs for these voluntary relocations, notwithstanding the absence of a state-mandated displacement.

- It is now being contemplated that units vacated through this process would remain **intentionally vacant until Phase 9 and 10 redevelopment**.
- Under this scenario, units would remain vacant **for more than 24 months** prior to redevelopment.
- SHA is seeking legal clarity on the **regulatory, subsidy, and compliance implications** of these potential approaches before any relocations occur.

Resident Interest (No Moves to Date)

- **28 households** prefer SHA-owned or SHA-managed units
- **56 households** selected vouchers
- **30 households** have completed voucher orientation

Issues Under Legal Review

SHA has asked counsel to analyze the following interrelated issues, which may affect relocation strategy, subsidy preservation, and future redevelopment actions:

1. URA Applicability and Notice Requirements

SHA is seeking guidance on whether the **nature and timing** of these voluntary relocations could now implicate the **Uniform Relocation Assistance Act (URA)**.
Key questions include:

- If residents voluntarily relocate and **do not return to their original units**, but instead return only upon completion of a **newly constructed replacement unit** as part of future redevelopment, does this change the characterization of the relocation for URA purposes?
- Under these circumstances, could HUD determine that the relocation constitutes **temporary or permanent displacement**, notwithstanding SHA's original intent and representations to residents?
- If relocation is deemed permanent for URA purposes:
    - Are **90-day notices required**, and
    - When would such notice obligations be triggered?
- What documentation or corrective actions may be advisable now to:
    - preserve the voluntary, non-permanent characterization of the relocation, or
    - ensure compliance if URA obligations are ultimately triggered?

2. Section 18 Disposition and PBV Conversion Eligibility

SHA is also requesting guidance on whether extended vacancy could affect future repositioning:

- Would prolonged vacancy (longer than **24 months**) prior to redevelopment adversely affect SHA's ability to pursue a **Section 18 disposition** and convert public housing assistance to **project-based vouchers (PBVs)**?
- Are there any **waivers or flexibility available under the Choice Neighborhoods program** that may apply? (MBS has indicated this has not posed issues on comparable projects.)

- Are there **timing, sequencing, or protective steps** SHA should consider now to preserve future Section 18 eligibility?

Next Steps
SHA will await legal guidance before finalizing relocation and vacancy strategy. Once counsel's analysis is received, staff will return to the Board with any recommended policy actions, HUD engagement strategies, or approvals needed to protect subsidy, compliance, and long-term redevelopment goals.

RESIDENTS

- 2026.1.30 Letter to Residents re Relocation I-81
- 2026.01.05 PH Early Relocation Assistance Letter.docx
- **Resident meetings about these updates: Tuesday, February 17th Noon Virtually, 5pm at Coffee House**

SYRACUSE HOUSING AUTHORITY

DRAFT

Current Redevelopment Projects

Project	Type	Units	Total Dev. Cost	Status	Investor LP	Owner / Sponsor	Manager
Phase I – McKinney Manor	Family, New Construction, mixed income (PBV, LIHTC & market)	132	$95 M	Closed Oct 2025	**Hudson Housing Capital**	East Adams Phase I, L.P. — ***SHA is Managing Partner***	Rochester's Cornerstone Group (negotiating management agreement for maintenance)
Phase II – Senior Housing	Senior, New Construction, affordable, PBV LIHTC	125	$99.8 M	Closing Dec 2025	**U.S. Bancorp Community Development Corporation**	East Adams Phase II, L.P.	Rochester's Cornerstone Group
AOT – Almus Olver Tower Rehabilitation	Senior, RAD Rehab, affordable, PBV, LIHTC	191	$107 M	Closed Dec 2024	**RBC Community Investments**	Almus Olver Tower, L.P.	McCormack Baron Management **(sub-management with SHA)**
Eastwood Heights Rehabilitation	Senior, Rehab, affordable, LIHTC	53	$25.74 M	Closing Dec 2025	**Hudson Housing Capital**	Eastwood Heights Housing LLC	**Syracuse Housing Authority (SHA)**

Form HUD-50077-SL

(Section C.2)

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan ***(All PHAs)***	**U. S Department of Housing and Urban Development** Office of Public and Indian Housing OMB No. 2577-0226 **Expires 09/30/2027**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Christopher Montgomery**, the **Board Vice Chairperson**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2026** of the **NY001 - Syracuse Housing Authority** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Syracuse
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The SHA Annual Plan is consistent with the Consolidated Plan as it focuses on the housing issues which still continue to be important to the City of Syracuse: the focus on master planning for the redevelopment and rehabilitation of communities like the East Adams neighborhood to increase and improve accessible and affordable housing stock and creating more mixed income neighborhoods; increased utilization of Housing Choice Vouchers; and consistently including residents in all aspects of decision making on these topics.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Christopher Montgomery**	Title: **Board Vice Chairperson**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: NY001 - Syracuse Housing Authority form HUD-50077-SL (Form ID - 6834) printed by Alissa Italiano in HUD Secure Systems/Public Housing Portal at 04/09/2026 12:54PM EST

Form HUD-50077-ST-HCV-HP

(Section C.3)

Certifications of Compliance with PHA Plan and Related Regulations ***(Standard, Troubled, HCV-Only, and High Performer PHAs)***	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Syracuse Housing Authority	**NY001**
PHA Name	PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**26**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MR William Simmons**		Name of Board Chairman: **Christopher Montgomery**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

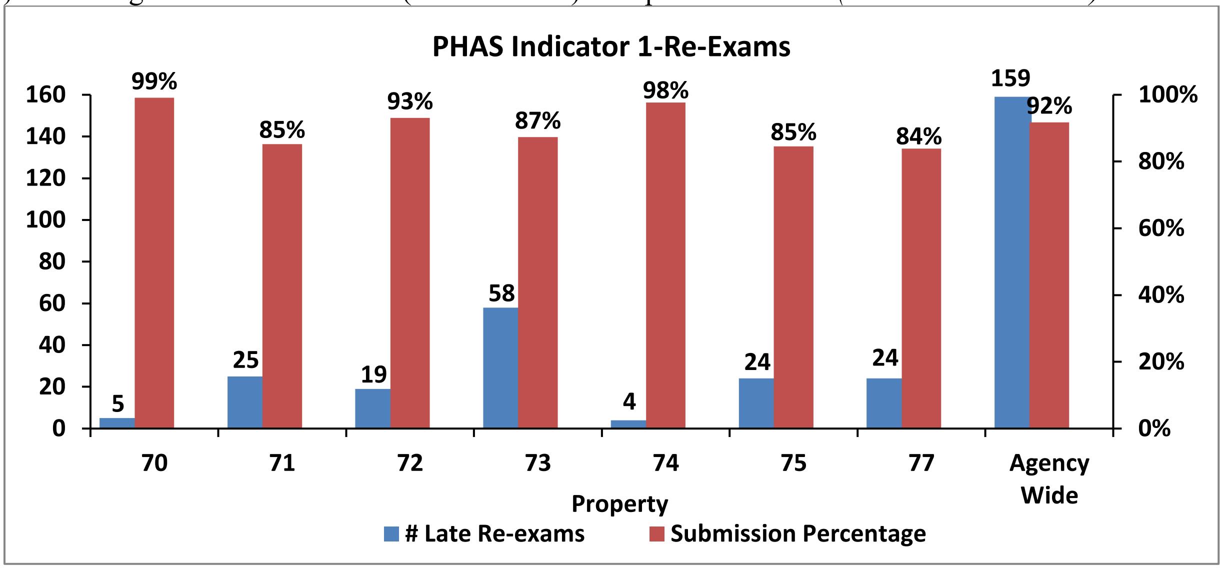
Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

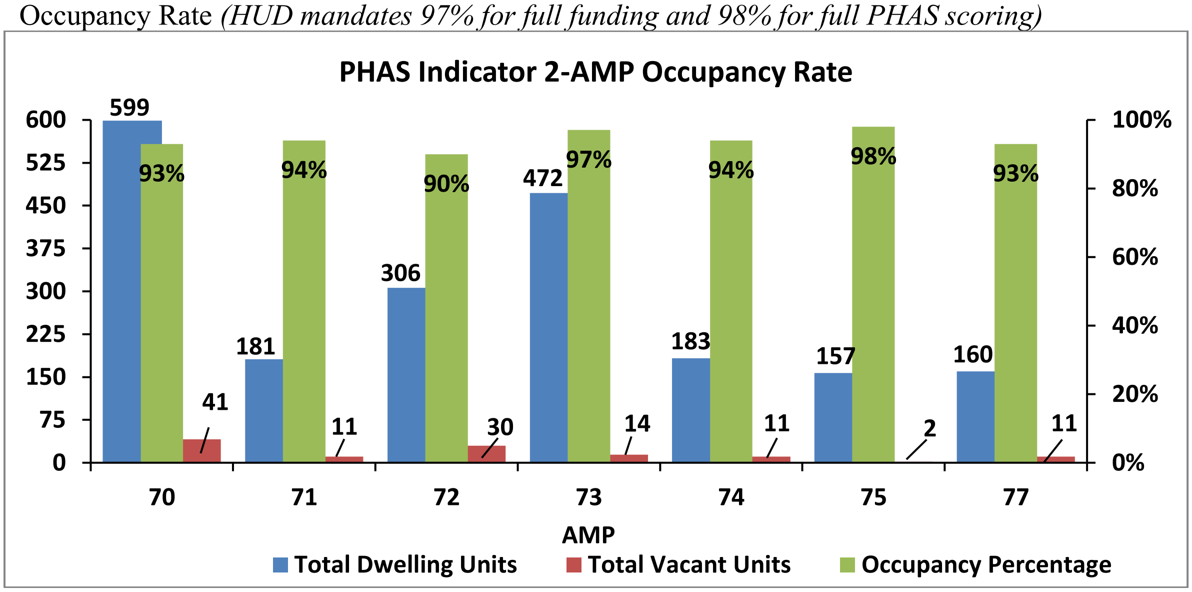
Form identification: *NY001-Syracuse Housing Authority form HUD-50077-ST-HCV-HP (Form ID -2393) for CY 2026 printed by Alissa Italiano in HUD Secure Systems/Public Housing Portal at 04/09/2026 12:57PM EST*

PHAS Indicators

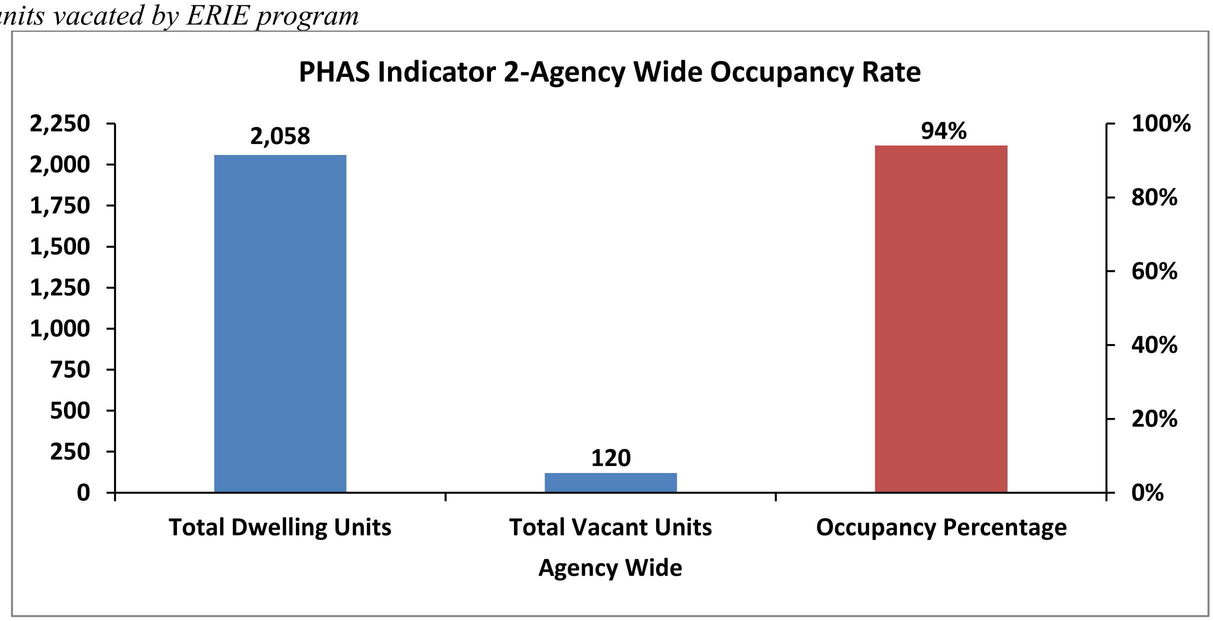
1) Percentage of Re-examinations (Certifications) Completed On Time *(HUD mandates 95%)*



2) Occupancy Rate *(HUD mandates 97% for full funding and 98% for full PHAS scoring)*

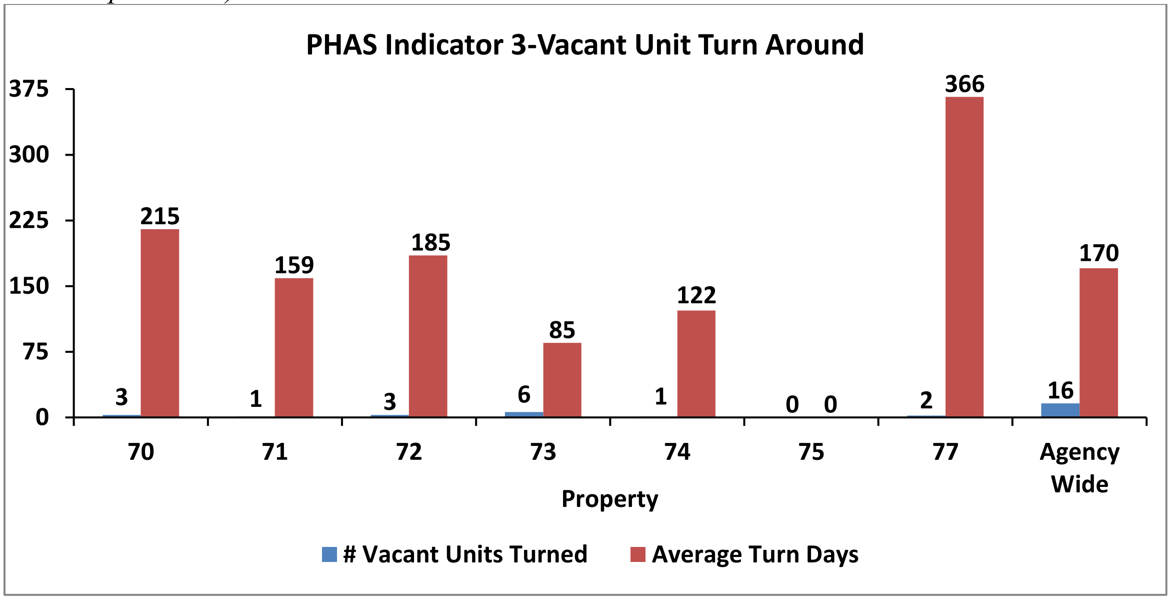


***AMP 70** includes units intentionally kept vacant for redevelopment and I-81 project; **AMP 72** includes units vacated by ERIE program*

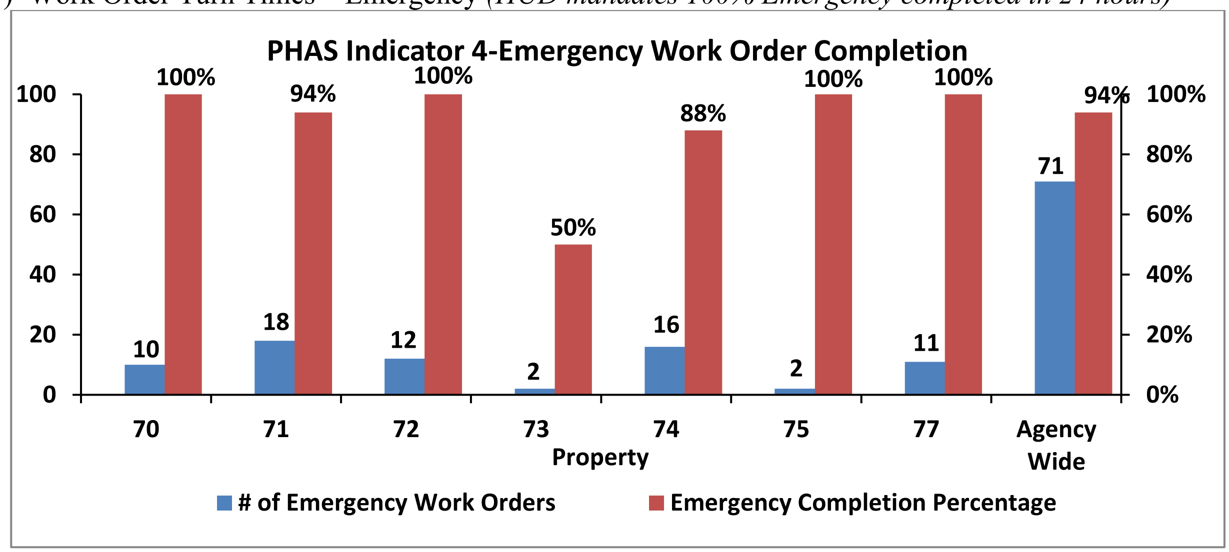


AMPs: 70: Pioneer Homes; 71: Central Village Only; 72: Toomey Abbott Tower; 73: James Geddes; 74: Vinette Towers/Fahey Court; 75: Benderson Heights/Scattered Sites/Scattered Sites Rehab; 77: Ross Towers

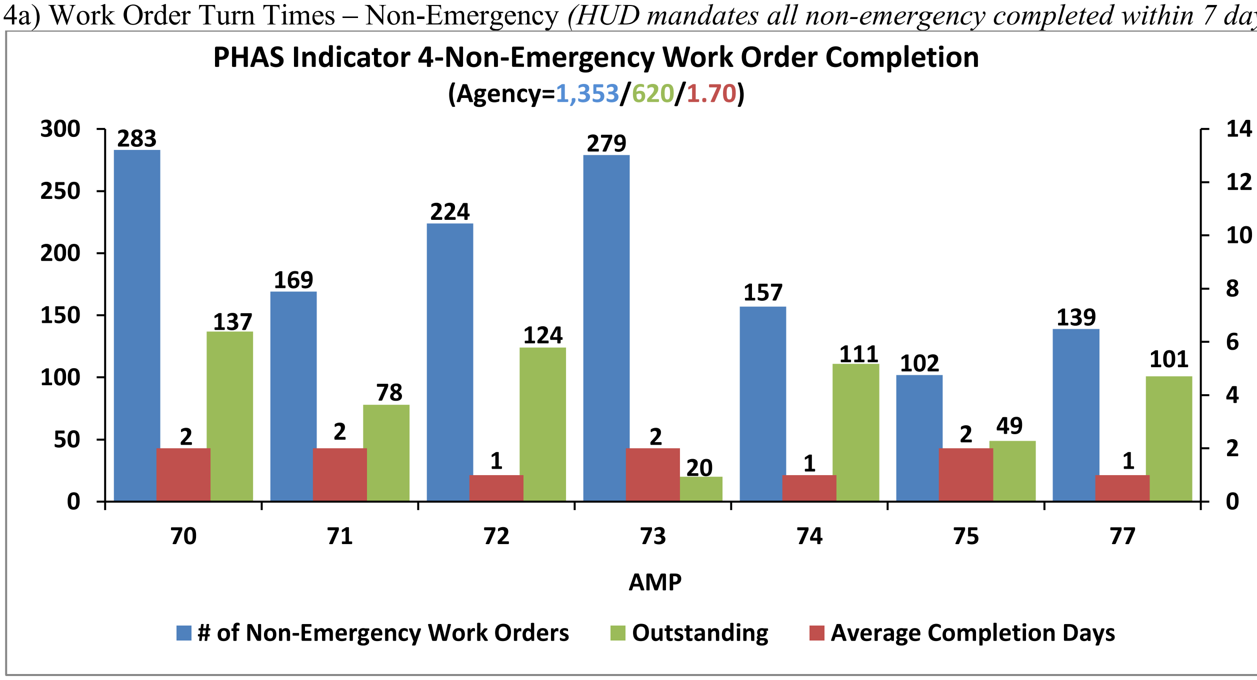
3) Vacant Unit Turn Around *(HUD mandates fewer than 30 days and includes time from unit vacancy/move out to lease up/move-in)*



4) Work Order Turn Times – Emergency *(HUD mandates 100% Emergency completed in 24 hours)*



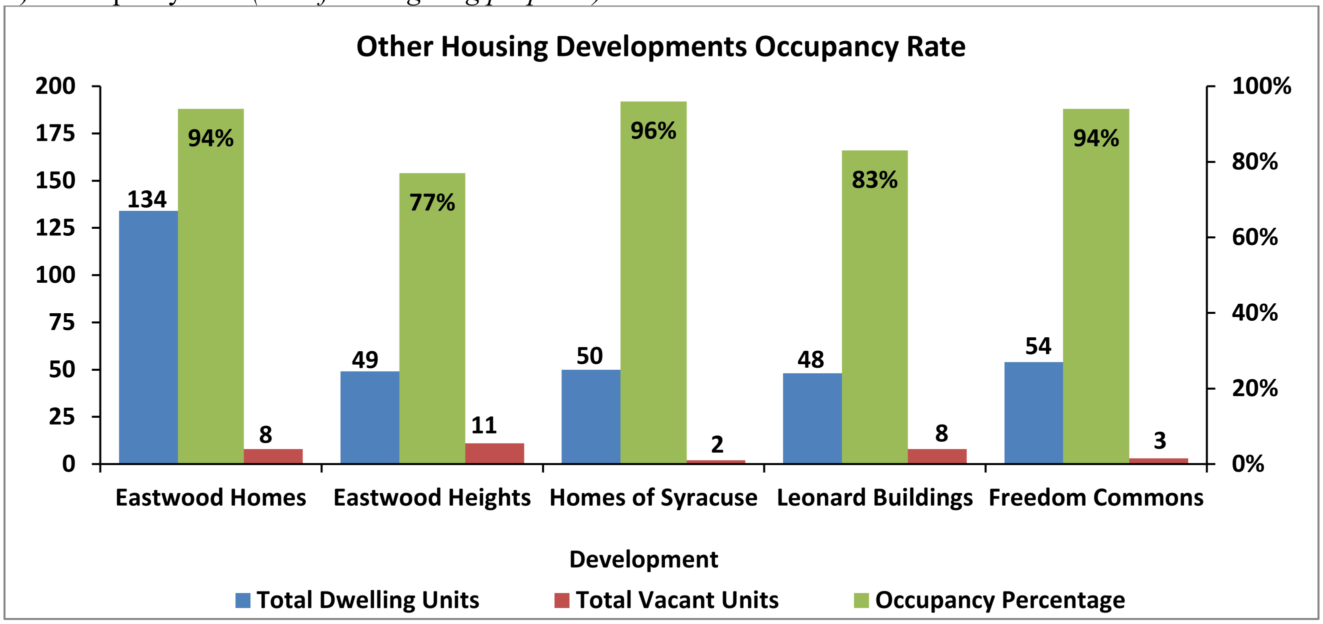
4a) Work Order Turn Times – Non-Emergency *(HUD mandates all non-emergency completed within 7 days)*



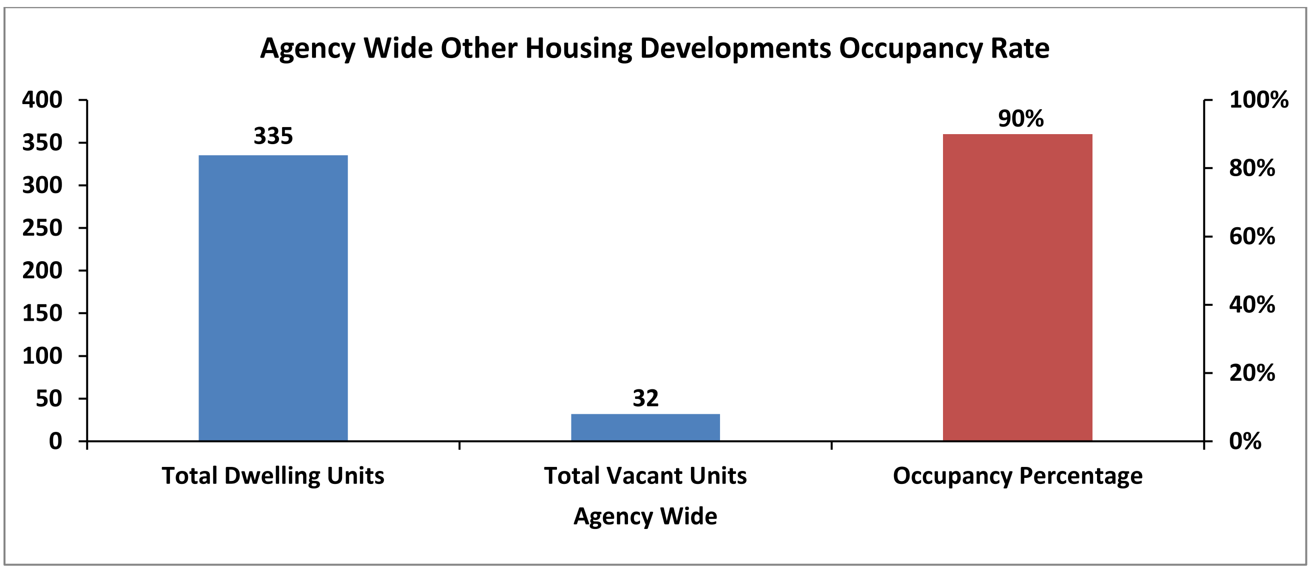
AMPs: 70: Pioneer Homes; 71: Central Village Only; 72: Toomey Abbott Tower; 73: James Geddes; 74: Vinette Towers/Fahey Court; 75: Benderson Heights/Scattered Sites/Scattered Sites Rehab; 77: Ross Towers

OTHER HOUSING DEVELOPMENTS

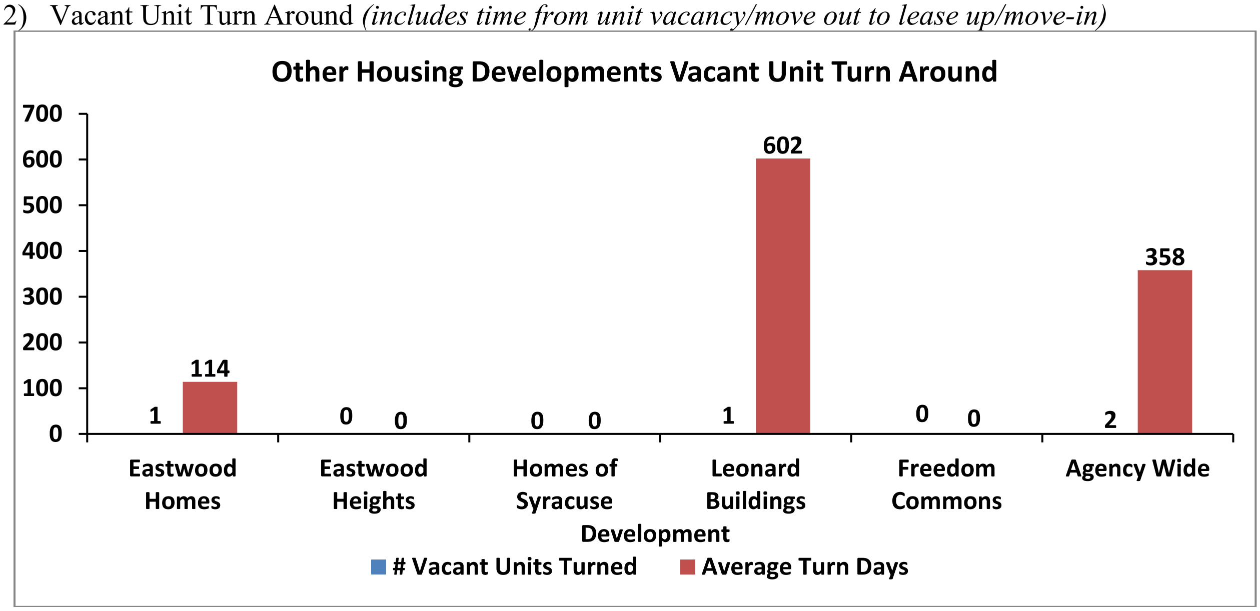
1) Occupancy Rate *(98% for budgeting purposes)*



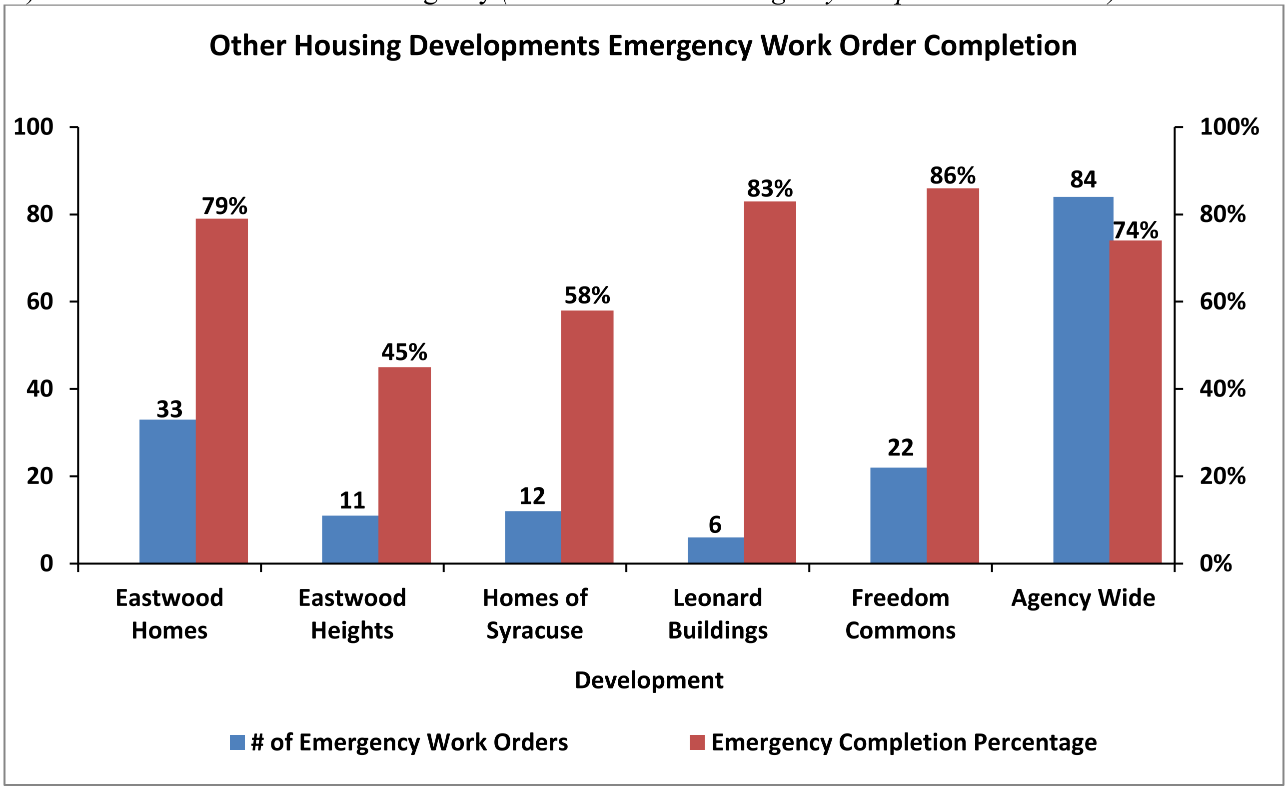
****Eastwood Heights*** *includes units intentionally kept vacant for redevelopment*



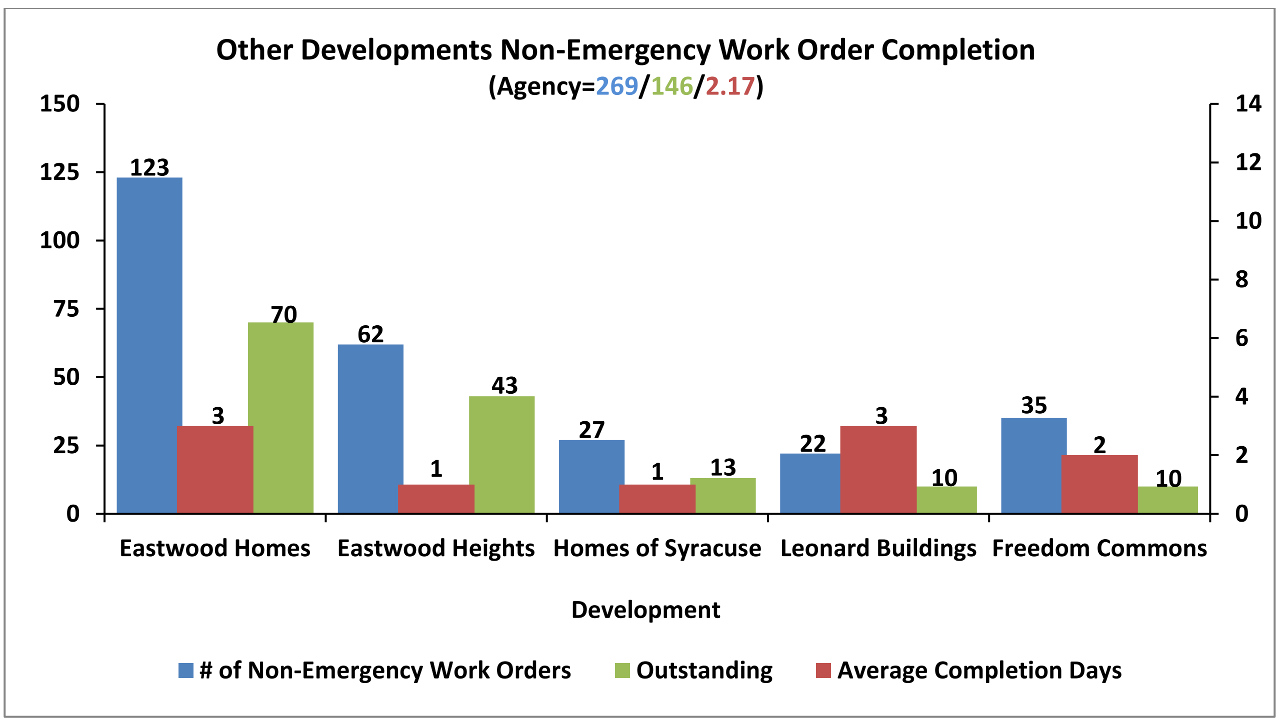
2) Vacant Unit Turn Around *(includes time from unit vacancy/move out to lease up/move-in)*



3) Work Order Turn Times – Emergency *(Mandates 100% Emergency completed in 24 hours)*



3a) Work Order Turn Times – Non-Emergency *(Mandates all non-emergency completed within 7 days)*



SYRACUSE HOUSING AUTHORITY

HCV Homeownership Program Report

April 16, 2026

Reporting Period: 2025-26

Since the last report, 35 new HCV Homeownership (HOM) interest participants completed the HOM Interest Survey. Totaling 212 families interested in homeownership.

Of those, 58 participants have successfully completed the Home Headquarters' First-Time Homebuyer Education Course,12 participants have obtained mortgage pre-approval, and 8 families have secured a home and have been enrolled into the Homeownership Program.

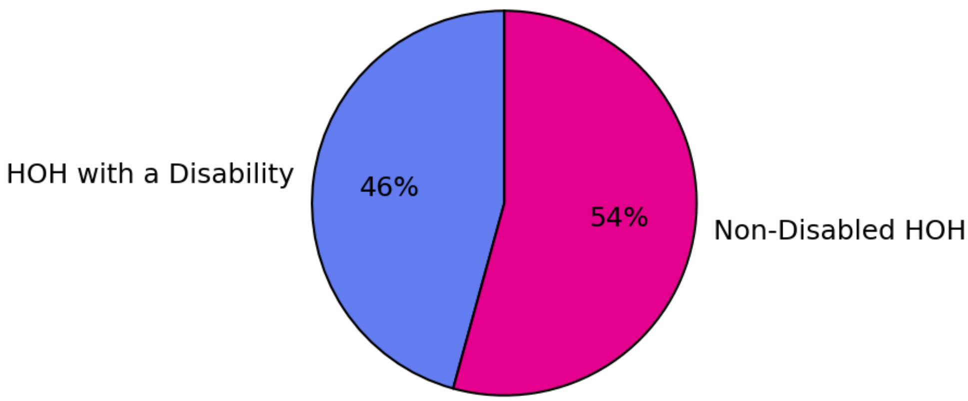
These figures demonstrate a strong and active pipeline. While a large group has expressed initial interest, a smaller subset has progressed to education completion, and an even smaller group has reached mortgage readiness.

Stage	Households	% of Total Interest
HCV holders who completed Homeownership Interest Surveys	212	100%
Completed HHQ Homebuying Course	58	27.4%
Obtained Mortgage Pre-Approval	12	5.7%
Closed on Homes	8	3.8%

Participant Demographics (2025–2026)

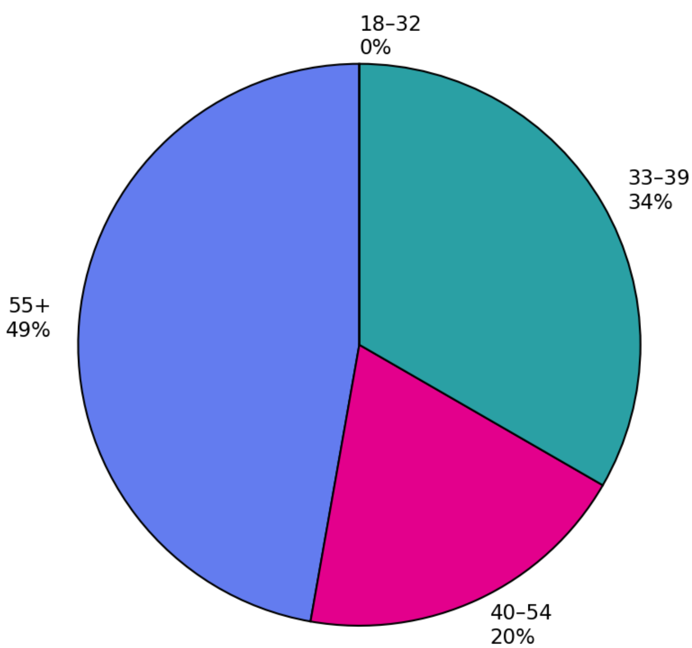
Of the 35 active homeownership participants, 16 households (approximately 46%) include a person with a disability. Households with a disabled Head of Household are not subject to a time limit for participation in the program. These households remain enrolled unless they become over-income, voluntarily withdraw, or the participant is deceased.

Active Homeownership Participant Status (Head of Household), 2026



The absence of participants under age 33 indicates a potential gap in early-stage homeownership access for younger households that have a voucher. At the same time, the higher share of older participants suggests that the program continues to play an important role in supporting households seeking long-term housing stability later in life.

Active Homeownership Participant Age Distribution (Households), 2026



TAB 4

DEVELOPMENT REPORT

East Adams/CNI

1. Term Sheet (Additional information Key Provisions)

- The term sheet establishes how SHA and MBS will collaborate on future East Adams phases.
- Structured involvement of SHA in investor and lender selection.
- Early transition of Managing General Partner responsibilities to SHA concurrent with conversion to permanent financing, subject to investor and lender approval.
- Clarified development fee structure and Brownfield fee allocation.
- Revised provisions regarding guarantees, property management, and maintenance participation.
- Updated scheduling expectations and CNI coordination.
- Within 30 days the following must be revised and submitted to HUD for approval:
  - CNI Project Schedule
  - CNI Budget
  - CNI Housing Program

2. Housing Plan

- Last approved by HUD 04.21.2025.
- Pending housing plan amendment by MBS, focus on phases 3 and 8 first.

3. Predevelopment

- Budgets for Phases 3, 8, 4 and 6 received from MBS.
  - Phases 3: Potentially December 2026
  - Phases 4, 6, and 8: expected 2027 closings
- SHA provided the Notice to Proceed to MBS on 04.03.06.2026.
- Predevelopment loan agreement in progress.
- Investor RFP: LOI received from US Bank.

4. Phase Status

- Phase 1: McKinney Manor (CNI) | 132 Units
  - Bond Closing: 10/28/2025
  - Construction underway
    - Issue: Schedule impact due to unsuitable soil (tracking schedule/cost implications)
    - Recovery schedule being worked on with the General Contractor
- Phase 2: State & Burt Senior Housing (Non-CNI) | 125 Units
  - Bond closing: 12/18/2025
  - Construction underway

        - Issue: Schedule impact due to unsuitable soil (tracking schedule/cost implications)
        - Recovery schedule being worked on with the General Contractor
    - Groundbreaking TBD
- Latimer Terrace Demolition
    - Amendment to demolition agreement under negotiation w/city.
    - Additional work scope demo ongoing; should be completed within 30 days.

5. Funding for East Adams

- **County Commitment – Public Infrastructure**
    - County's initial $7M commitment is understood as in-kind support (per County) and as a capital commitment (per SHA and Partners) – seeking clarification.

6. Market-Rate Requirement

- CNI requires 20% of each phase to be market-rate units.
- Targeting the use of tax credit equity, specifically brownfields equity. For non-brownfield sites, we'll continue to look for other sources to fund market-rate units.

7. Pioneer Homes – Voluntary Relocation Plan (I-81 Viaduct Project)

- In **2027**, NYSDOT begins removal of the I-81 Viaduct adjacent to Pioneer Homes.
    - Although mitigation avoids mandatory relocation, SHA is offering voluntary relocation options to reduce disruption.
    - HUD confirmed 11/17/2025 that CNI relocation funds may be used for residents who choose to move away from the viaduct, including use of funds from a phase prior to the resident's originally intended move.
    - HUD awarded $5M in Housing Choice Vouchers to support relocation; SHA also holding vacancies for residents preferring transfers within SHA portfolio.
    - Outreach: 144 households closest to the viaduct (Dyer, Tyler, Stewart Courts).
    - Resident choices to date:
        - Stay in current unit: 35
        - Voucher relocation: 53
        - Transfer to SHA-owned/managed unit: 22
        - Undecided: 20

- Almus Olver Tower (RAD Rehabilitation)
  - Project is more than 50% complete
  - A Wing complete: 38 households returned
  - B Wing vacated, construction in progress
  - C Wing expected to start over the next few months
  - Open issue: Preservation of accommodations / accessibility baseline (SHA position: preservation under RAD vs. individualized reasonable accommodation framing)
  - Warranty meeting & turnover package in progress; minor workmanship issues tracked

8. In-flight Projects

- **Eastwood Heights Rehabilitation – 53 Units**
  - Closing: 02.26.2026
  - Cohort A returning 04.21.2026 – 04.22.2026 (5 households) - walk through and inspections occurring week of 04.13.2026
  - Cohort B relocated until (3 households)
  - Cohort C move-outs targeted April 23-24 (5 households) GC access target 04.27.2026
  - Residents typically out ~6 weeks; overlapping cycles begin late April

Verbal NYSDOT 516 Update

TAB 5

Syracuse Housing Authority
March 2026 Dash Board

	Total	Occupied	Vacancies	Mar Occ %	Occupied	Occ %
Public Housing Occupancy	2,077	1,948	129	93.8%	1,959	94.3%
Pioneer Homes ***	609	557	52	91.5%	564	92.6%
Central Village	183	173	10	94.5%	174	95.1%
Toomey Abbot	308	278	30	90.3%	278	90.3%
James Geddes	477	463	14	97.1%	467	97.9%
Vinette	153	145	8	94.8%	144	94.1%
Fahey	30	28	2	93.3%	28	93.3%
Benderson	56	56	-	100.0%	56	100.0%
Scattered Sites	101	98	3	97.0%	100	99.0%
Ross	160	150	10	93.8%	148	92.5%

Other Developments

	Total	Occupied	Vacancies	Occ %	Occupied	
Eastwood Heights *	49	38	11	77.6%	38	77.6%
Eastwood Homes **	134	128	6	95.5%	128	95.5%
Leonard Building **	47	41	6	87.2%	40	85.1%
Homes of Syracuse	50	48	2	96.0%	48	96.0%
Freedom Commons	54	51	3	94.4%	52	96.3%
All Developments	2,411	2,254	157	93.5%	2,265	93.9%

* Pending redevelopment
** units held for relocation
*** Units held for redevelopment and Rt 81 relocation

	Month	YTD
Public Housing Rent Billed March	741,040	4,952,922
Public Housing Rent Collected March	774,962	4,669,127
Percent Collected	104.6%	94.3%
Other Developments Rent Billed March	156,414	1,314,839
Other Developments Rent Collected March	163,402	1,160,362
Percent Collected	104.5%	88.3%
HUD Subsidy March 2026	794,894	9,774,048
HUD Subsidy Received March 2025	1,112,922	9,171,319
Difference	(318,028)	602,729
Lost rent if 95% collection	(85,783)	124,884

Section 8 HAP received March	3,140,280		
Section 8 HAP paid March	3,043,735		
Excess (Deficit)	96,545		
Section 8 HAP received February	2,619,889		
Section 8 HAP paid February	2,524,278		
Excess (Deficit)	95,611		
7 Month Voucher expense (all prograr	19,401,973		
7 Months # Vouchers	23,590	3370	330
Average per month	3,370		
Amount/Voucher	822.47		

SHA OPERATING RESULTS
JULY 1, 2025 - JUNE 30, 2026

() = unfavorable

Unaudited

Central Office Cost Center	Proposed Annual Budget FY 2026	Budget YTD March	% of Annual	Actual YTD March	% of Annual	Variance		FY 2025 Actual YTD March
Mgt. & Bookkeeping Fees	4,449,377	3,532,421	79.4%	3,166,503	71.2%	(365,918)	1	3,320,280
Other Income	813,200	272,400	33.5%	213,827	26.3%	(58,573)		288,504
Total Income	**5,262,577**	**3,804,821**	**72.3%**	**3,380,330**	**64.2%**	**(424,491)**		**3,608,784**
EXPENDITURES								
Administration	2,960,821	2,179,415	73.6%	2,696,947	91.1%	(517,532)	2	2,118,558
Utilities	48,855	37,278	76.3%	58,750	120.3%	(21,473)		38,405
Maintenance	486,195	358,120	73.7%	553,182	113.8%	(195,062)	3	356,841
Protective Services	88,560	64,717	73.1%	53,475	60.4%	11,242		59,494
General Expense	1,507,023	1,130,267	75.0%	1,230,588	81.7%	(100,321)		1,069,649
OPERATING RECEIPTS								
Total Expenditures	**5,091,454**	**3,769,797**	**74.0%**	**4,592,943**	**90.2%**	**(823,146)**		**3,642,948**
NET INCOME	**171,124**	**35,025**		**(1,212,613)**		**(1,247,638)**		**(34,163)**
Previously Reported Numbers	***171,124***	***107,766***		***(966,771)***		***(1,074,537)***		***50,338***

Summary of Activity

	YTD Budget	YTD income	Variance
COCC	35,025	(1,212,613)	(1,247,638)
Section 8 (unrestricted)	331,745	(180,662)	(512,407)
Public Housing	566,713	1,689,979	1,123,265
Total	933,483	296,703	(636,779)

1. Mgmt fees down due to underfunded Sec 8 revenue and fewer vouchers. Capital admin fee $30k below budget.
2. R Burgess payout (will be reversed @year-end), temp agency fees, purchase of PC's and legal expense
3. Expense charged to COCC in error

SHA OPERATING RESULTS

JULY 1, 2025 - JUNE 30, 2026

() = unfavorable

SECTION 8 - RESTRICTED	Proposed Annual Budget FY 2026	Budget YTD March	% of Annual	Actual YTD March	% of Annual	Variance		FY 2025 Actual YTD March
OPERATING RECEIPTS:								
Housing Assistance Payments	34,750,000	26,062,500	75.0%	26,740,783	77.0%	678,283		23,423,685
Other Income	1,502	1,127	75.0%	6,420	427.4%	5,293		1,214
Total Income	**34,751,502**	**26,063,627**	**75.0%**	**26,747,203**	**77.0%**	**683,576**		**23,424,899**
EXPENDITURES								
Housing Assistance Payments:	35,000,000	26,250,000	75.0%	25,323,860	72.4%	926,140		22,666,461
Total Expenses	35,000,000	26,250,000	75.0%	25,323,860	72.4%	926,140		22,666,461
Net Income	**(248,498)**	**(186,374)**		**1,423,343**		**1,609,716**		**758,437**
Previously Reported Numbers	***(248,498)***	***(165,665)***		***1,280,268***		***1,445,933***		***663,624***

SECTION 8 - UNRESTRICTED	Proposed Annual Budget FY 2026	Budget YTD March	% of Annual	Actual YTD March	% of Annual	Variance		FY 2025 Actual YTD March
OPERATING RECEIPTS:								
Administrative Fees	4,088,203	3,066,152	75.0%	2,650,402	64.8%	(415,750)	(1)	2,574,134
Other Income	15,935	11,951	75.0%	67,012	420.5%	55,061		23,341
Total Income	**4,104,138**	**3,078,103**	**75.0%**	**2,717,414**	**66.2%**	**(360,690)**		**2,597,475**
EXPENDITURES								
Administration	2,861,394	2,121,688	74.1%	2,192,680	76.6%	(70,992)		1,998,273
General Expense	832,895	624,671	75.0%	705,396	84.7%	(80,726)	*2	595,754
Total Expenses	**3,694,288**	**2,746,359**	**74.3%**	**2,898,076**	**78.4%**	**(151,718)**		**2,594,027**
Net Income	**409,850**	**331,745**		**(180,662)**		**(512,407)**		**3,449**
Previously Reported Numbers	***409,850***	***289,471***		***(101,333)***		***(390,804)***		***10,023***

(1) Voucher volume @ 90% of budget= reduced earned admin fee aprox $350k

(2) Retirement reflects increase in retirement since budget estimate, and increase in verification fees

SHA OPERATING RESULTS
JULY 1, 2025 - JUNE 30, 2026

() = Unfavorable

SUMMARY - PUBLIC HOUSING	Approved Budget FY 2025	Budget YTD March	% of Annual	Actual YTD March	% of Annual	YTD Variance		FY 2025 Actual YTD March
OPERATING RECEIPTS								
Rental Income	8,441,979	6,331,484	1	6,337,868	1	6,383	*1	6,561,896
Other Income	767,478	575,609	1	883,169	1	307,560		567,938
TOTAL OPERATING RECEIPTS	**9,209,457**	**6,907,093**	**1**	**7,221,036**	**1**	**313,943**		**7,129,834**
EXPENDITURES								
Administration	4,840,052	3,597,621	1	3,784,145	1	(186,524)		3,870,261
Tenant Services	728,523	538,779	1	600,727	1	(61,948)		542,843
Utilities	3,529,176	2,681,986	1	2,770,923	1	(88,936)	*3	3,362,609
Maintenance	7,138,247	5,290,193	1	5,020,301	1	269,891	*4	5,796,711
Protective Services	755,643	559,145	1	486,890	1	72,255		590,902
General Expense	5,143,583	3,857,687	1	4,250,911	1	(393,224)	*5	4,727,255
TOTAL EXPENDITURES	**22,135,224**	**16,525,411**	**1**	**16,913,897**	**1**	**(388,486)**		**18,890,579**
HUD Subsidy	**13,580,042**	**10,185,031**	**1**	**11,382,839**	**1**	**1,197,808**	*2	**12,545,534**
NET INCOME	**654,275**	**566,713**		**1,689,979**		**1,123,265**		**784,789**
Previously Reported Numbers	***654,275***	***422,160***		***2,070,127***		***1,647,967***		***755,732***

*1 Occupancy 93.9% - Erie program @ TAT ended and increased planned vacancy for Pioneer Homes

* 2 HUD subsidy over budget rec'd extra $1.2 mm in Dec - but only $790k/month through May. Just notified of $894k of CV subsidy

*3 Expenses are under reported due to loss of AP clerk. Energy commodity expense not fully posted

*4 Expenses under budget due to loss of AP clerk working through misclassifications, need to comb COCC to reallocate

*5 Insurance over budget $160k, employee benefits over by $164k and bad debt under budget $200k, March collection 104.6% - YTD 94.3%

Note: TenMast AR module for AOT still not functioning , still using manual procedures for AR.

F'26 Year To Date March Public Housing

	YTD Bud	YTD Act	Var.	FY 2025 YTD Act
Pioneer Homes				
Rental Income	1,808,919	1,788,337	(20,582)	1,765,539
HUD Subsidy	3,045,468	2,948,958	(96,510)	3,096,100
Other Income	115,241	157,405	42,164	120,924
Total Income	**4,969,628**	**4,894,700**	**(74,928)**	**4,982,563**
Expenses	**4,862,721**	**4,322,499**	**540,221**	**4,915,214**
Net Income	**106,907**	**572,201**	**465,294**	**67,349**
Previously Reported Numbers	*65,702*	*486,820*	*421,118*	*50,245*

	YTD Bud	YTD Act	Var.	FY 2025 YTD Act
Central Village				
Rental Income	699,399	648,553	(50,846)	1,187,220
HUD Subsidy	934,943	1,091,086	156,143	2,358,055
Other Income	13,584	104,226	90,642	8,282
Total Income	**1,647,926**	**1,843,865**	**195,939**	**3,553,557**
Expenses	**2,054,064**	**2,908,419**	**(854,355)**	**3,993,454**
Net Income	**(406,138)**	**(1,064,554)**	**(658,416)**	**(439,897)**
Previously Reported Numbers	*(362,674)*	*(795,311)*	*(432,637)*	*(311,404)*

	YTD Bud	YTD Act	Var.	YTD Act
Toomey Abbott				
Rental Income	840,824	816,163	(24,661)	800,920
HUD Subsidy	1,938,445	2,571,610	633,165	2,049,182
Other Income	119,473	208,573	89,100	124,126
Total Income	**2,898,742**	**3,596,345**	**697,604**	**2,974,228**
Expenses	**2,535,963**	**2,288,229**	**247,735**	**2,351,451**
Net Income	**362,778**	**1,308,117**	**945,338**	**622,777**
Previously Reported Numbers	*310,282*	*1,302,296*	*992,014*	*482,943*

	YTD Bud	YTD Act	Var.	YTD Act
James Geddes				
Rental Income	1,404,234	1,488,432	84,198	1,415,070
HUD Subsidy	1,938,445	2,628,489	690,044	2,773,689
Other Income	119,138	144,802	25,664	125,260
Total Income	**3,461,817**	**4,261,723**	**799,906**	**4,314,018**
Expenses	**3,101,790**	**3,797,047**	**(695,257)**	**3,887,458**
Net Income	**360,027**	**464,676**	**104,649**	**426,560**
Previously Reported Numbers	*306,446*	*530,001*	*223,555*	*428,250*

	YTD Bud	YTD Act	Var.	YTD Act
Vinette Tower/Fahey Court				
Rental Income	567,435	546,347	(21,088)	565,741
HUD Subsidy	767,558	729,581	(37,976)	760,577
Other Income	112,039	146,018	33,979	113,536
Total Income	**1,447,031**	**1,421,946**	**(25,085)**	**1,439,854**
Expenses	**1,761,234**	**1,644,515**	**116,719**	**1,665,381**
Net Income	**(314,203)**	**(222,569)**	**91,634**	**(225,527)**
Previously Reported Numbers	*(287,814)*	*(134,911)*	*152,903*	*(176,359)*

	YTD Bud	YTD Act	Var.	YTD Act

Benderson Heigts/Scattered Site

	YTD Bud	YTD Act	Var.	YTD Act
Rental Income	542,818	588,414	45,596	359,762
HUD Subsidy	894,019	819,919	(74,101)	864,645
Other Income	42,879	69,328	26,449	28,865
Total Income	**1,479,716**	**1,477,660**	**(2,056)**	**1,253,271**
Expenses	**1,045,270**	**1,025,192**	**20,079**	**1,055,208**
Net Income	**434,446**	**452,469**	**18,023**	**198,063**
Previously Reported Numbers	***376,839***	***375,263***	***(1,576)***	***156,353***

Ross Towers

	YTD Bud	YTD Act	Var.	YTD Act
Rental Income	467,856	461,622	(6,234)	467,645
HUD Subsidy	666,154	593,197	(72,957)	643,286
Other Income	53,255	52,817	(438)	46,945
Total Income	**1,187,264**	**1,107,636**	**(79,629)**	**1,157,876**
Expenses	**1,160,637**	**927,997**	**232,640**	**1,022,413**
Net Income	**26,627**	**179,639**	**153,011**	**135,463**
Previously Reported Numbers	***17,110***	***177,848***	***160,737***	***125,703***

Year To Date March 2026 - Other SHA Developments (Unaudited)

Eastwood Heights

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	228,750	179,067	(49,683)
Sec. 8 Subsidy	150,000	145,955	(4,045)
Other	11,625	15,880	4,255
Total Income	390,375	340,902	(49,473)
TOTAL EXPENSES	253,840	236,248	17,592
NET INCOME	**136,535**	**104,655**	**(31,881)**
Previously Reported Numbers	*121,365*	*95,147*	*(26,217)*

Leonard Buildings

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	49,449	51,526	2,077
Sec. 8 Subsidy	40,926	36,501	(4,425)
Other	149	382	233
Total Income	90,524	88,409	(2,115)
TOTAL EXPENSES	87,794	74,195	13,599
NET INCOME	**2,730**	**14,214**	**11,484**
Previously Reported Numbers	*1,820*	*7,335*	*5,515*

Eastwood Homes

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	137,500	182,981	45,481
Sec. 8 Subsidy	106,250	140,662	34,412
Other	1,250	1,878	628
Total Income	245,000	325,521	80,521
TOTAL EXPENSES	238,489	171,390	67,099
NET INCOME	**6,511**	**154,132**	**147,620**
Previously Reported Numbers	*4,341*	*77,797*	*73,456*

Homes of Syracuse

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	83,719	106,878	23,159
Sec. 8 Subsidy	63,156	56,622	(6,534)
Other	1,000	989	(11)
Total Income	147,875	164,489	16,614
TOTAL EXPENSES	126,925	136,082	(9,157)
NET INCOME	**20,950**	**28,407**	**7,457**
Previously Reported Numbers	*13,967*	*8,544*	*(5,423)*

Freedom Commons

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	71,689	69,871	(1,818)
Sec. 8 Subsidy	56,129	70,297	14,168
Other	7,300	6,698	(602)
Total Income	135,118	146,866	11,748
TOTAL EXPENSES	122,780	102,390	20,389
NET INCOME	**12,338**	**44,475**	**32,137**
Previously Reported Numbers	***8,226***	***32,910***	***24,685***

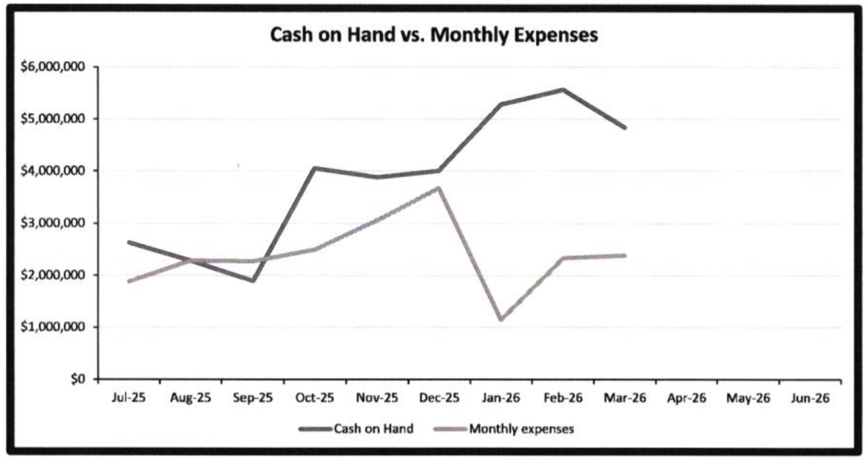
SYRACUSE HOUSING AUTHORITY
Central Office Cost Center and AMPS
BALANCE SHEET
3/31/2026

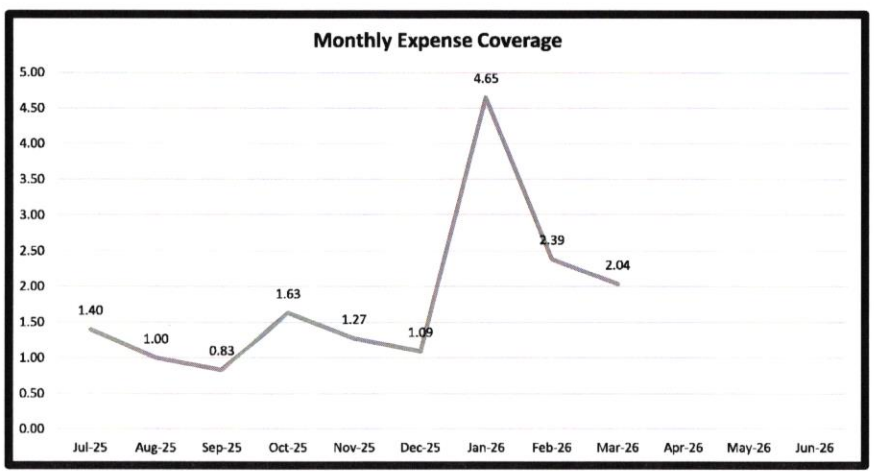
Unaudited

		COCC	AMPS
ASSETS			
Cash - Unrestricted		$580,520.25	$505,865.40
Cash - Restricted		$2,842,382.60	$917,396.68
Investments		$947,466.80	$0.00
Accounts Receivables		$1,126,871.89	$882,282.14
Current Notes, Loans & Mortgages		$0.00	$951,990.07
Prepaid Expenses		$2,373,991.50	$0.00
Inventories		$85,099.73	$496,859.70
Interfund		$4,259,335.79	$3,274,760.21
Total Current Assets		**$12,215,668.56**	**$7,029,154.20**
Land, Buildings & Equipment		$627,411.10	$22,362,327.84
Work in Process		$165,816.03	$4,677,661.20
Notes, Loans and Mortgages - Non current		$400,000.00	$0.00
TOTAL ASSETS	**TOTAL ASSETS**	**$13,408,895.69**	**$34,069,143.24**
LIABILITIES			
Accounts Payable		$8,614,916.04	$492,823.55
Other Current Liabilities		$1,853,506.68	($172,875.15)
Interfund		$9,272,608.35	$0.00
Total Current Liabilities		**$19,741,031.07**	**$319,948.40**
Deferred Revenues		$3,388.87	$8,165,275.23
Non Current Liabilitites		$541,912.72	$499,294.72
Deferred Outflows & Inflows		$1,380,102.24	$22,972,319.16
TOTAL LIABILITIES		**$21,666,434.90**	**$31,956,837.51**
FUND BALANCES			
Beginning Fund Balance		($7,044,926.40)	$986,892.00
Fiscal YTD Net Income		($1,212,612.81)	$1,125,413.73
TOTAL FUND BALANCES		**($8,257,539.21)**	**$2,112,305.73**
TOTAL LIABILITIES AND FUND BALANCES		**$13,408,895.69**	**$34,069,143.24**

1 Pension and retired health benefit liability

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Cash on Hand	$2,621,308	$2,277,908	$1,889,733	$4,054,403	$3,880,682	$4,003,123	$5,278,995	$5,566,500	$4,846,165			
Monthly expenses	$1,879,056	$2,285,186	$2,269,527	$2,491,323	$3,056,707	$3,676,474	$1,135,573	$2,333,812	$2,379,182			
	1.40	1.00	0.83	1.63	1.27	1.09	4.65	2.39	2.04			





TAB 6

Resolution to Approve Financial Statements

Whereas, the financial statements through March 2026 were reviewed and put forth to the Finance Committee on April 13, 2026.

Now therefore be it resolved, that the Financials through March 2026 be approved.

____

Christopher Montgomery - Vice Chairman

April 16, 2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PEST MANAGEMENT SERVICES

RESOLUTION authorizing the Syracuse Housing Authority to enter into a contract with a qualified vendor to provide pest management services across the agency.

WHEREAS, the Syracuse Housing Authority solicited pest management services by issuing a Request for Proposals (RFP) as part of a competitive procurement process;

WHEREAS, the solicitation was distributed through the housing agency marketplace and resulted in the receipt of three (3) proposals by the submission deadline;

WHEREAS, an internal review committee evaluated the proposals in accordance with the criteria set forth in the RFP and scored them as follows:

Bidder	Reviewer Score
Bugs Bee Gone	82.5
ORKIN	73.67
Zen Capo dba Pest Master	72.00

WHEREAS, following this evaluation, the review committee has identified Bugs Bee Gone as the respondent whose qualifications, experience, and proposed approach represent the best overall value to SHA;

WHEREAS, the selected vendor will provide comprehensive pest management services to support safe, sanitary, and habitable conditions throughout SHA properties;

NOW, BE IT THEREFORE RESOLVED, that the Board of Commissioners of the Syracuse Housing Authority hereby authorizes a contract with Bugs Bee Gone for pest management services, and authorizes the Executive Director, to take all necessary steps to execute and administer the contract in accordance with SHA policies and HUD regulations.

Ryan Benz
Chairperson

April 9, 2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ARCHITECTURAL AND ENGINEERING (A+E) SERVICES AS NEEDED – RFQ26001

RESOLUTION authorizing the Syracuse Housing Authority to enter into contracts with qualified vendors to provide Architectural and Engineering (A+E) services on an as-needed basis across the agency.

WHEREAS, the Syracuse Housing Authority solicited Architectural and Engineering (A+E) services by issuing Request for Qualifications RFQ26001 as part of a competitive procurement process;

WHEREAS, the solicitation was distributed through the housing agency marketplace and resulted in the receipt of ten (10) submissions by the deadline;

WHEREAS, an internal review committee evaluated the submissions in accordance with the criteria set forth in RFQ26001 and scored them as follows:

Bidder	Reviewer Score
C + S Engineers, Inc.	99
Robertson Strong Apgar	94.33333333
VIP Architectural Associates	89.66666667
Lothrop	87.6667
Colliers Engineering & Design	87.66666667
Cycle Architecture + Planning	83

WHEREAS, based on the evaluation results, SHA has identified the above-listed firms as the highest-ranked respondents whose qualifications, experience, and proposed approaches represent the best overall value to the Authority;

WHEREAS, these vendors will provide Architectural and Engineering (A+E) services on an as-needed basis to support planning, design, and construction-related activities across SHA properties;

NOW, BE IT THEREFORE RESOLVED, that the Board of Commissioners of the Syracuse Housing Authority hereby authorizes contracts with the above-listed firms for Architectural and Engineering (A+E) services, and authorizes the Executive Director to take all necessary steps to execute and administer the contracts in accordance with SHA policies and HUD regulations.

Ryan Benz
Chairperson

April 16, 2026

RESOLUTION APPROVING AWARD OF GENERAL CONSTRUCTION CONTRACT FOR AMP 75 SCATTERED SITES FLOORING REPLACEMENTS

RESOLUTION: Authorizing the Syracuse Housing Authority to enter into a General Construction Contract for AMP 75 Scattered Sites Flooring Replacements.

WHEREAS, the Syracuse Housing Authority had determined that AMP 75 Scattered Sites Flooring was beyond its useful life and in need of replacement; and

WHEREAS, the Syracuse Housing Authority has budgeted the use of Capital Funds for this work; and

WHEREAS, the Syracuse Housing Authority issued the Notice of Public Bid on 2/25/26, and received two (2) bids which were publicly opened and read aloud on April 7, 2026; and

WHEREAS, the following bids were received for the lump sum base bid (including alternate 1) for the AMP 75 Scattered Sites Flooring Replacements

Zerodraft of CNY	$1,130,000.00
Good Brothers Construction	$203,987.00

And

WHEREAS, the Syracuse Housing Authority inspected the bids received and determined that Good Brothers Construction did not secure a bid bond nor does the price presented be reasonably applied to complete the work, and that Zerodraft presented a secure bid, and was consistent with the current market pricing; and

WHEREAS, the Syracuse Housing Authority has reviewed the bids, as well as the MWBE and Section 3 plans, and recommends award to the lowest responsible bidder, Zerodraft of CNY

NOW, BE IT THEREFORE RESOLVED, that the Syracuse Housing Authority Board of Commissioners authorize the Syracuse Housing Authority to enter into a contract with ZeroDraft of CNY., for AMP 75 Scattered Sites Flooring Replacements for $1,130,000.

Chris Montgomery
Vice Chairperson

April 16, 2026